



NURSING INDUSTRIAL ESTATE

**SOUTHAMPTON
SO16 0YU**

FULLY REFURBISHED
INDUSTRIAL/
WAREHOUSE UNITS
AVAILABLE TO LET
16,505 - 20,547 Sq Ft

EXCELLENT
LOCATION ADJACENT
TO M27 JCT3



Lambert
Smith
Hampton

www.nurslingindustrialestate.co.uk



Unit 3 Mauretania Road Specification

Unit 3 Mauretania Road is an end-terrace warehouse unit with integral office and ancillary space. To the front is a forecourt with parking. The unit is of steel portal frame construction with brick and block elevations under a pitched roof incorporating translucent roof light panels. The property has its own secure yard with a depth of 21m. The property is due to be refurbished.



**To Undergo
Refurbishment**



**6.09m
Eaves Height**



**4.82m
Haunch Height**



**6.58m
Ridge Height**



**2 x Electric
Roller Shutter Doors**



**Front Forecourt
Parking**



**Secure Yard -
21m Depth**



**Personnel Door/Trade
Entrance**



Rooflights



LED Lighting



Male & Female WCs



EPC - Currently C73
[to be reassessed following
refurbishment]



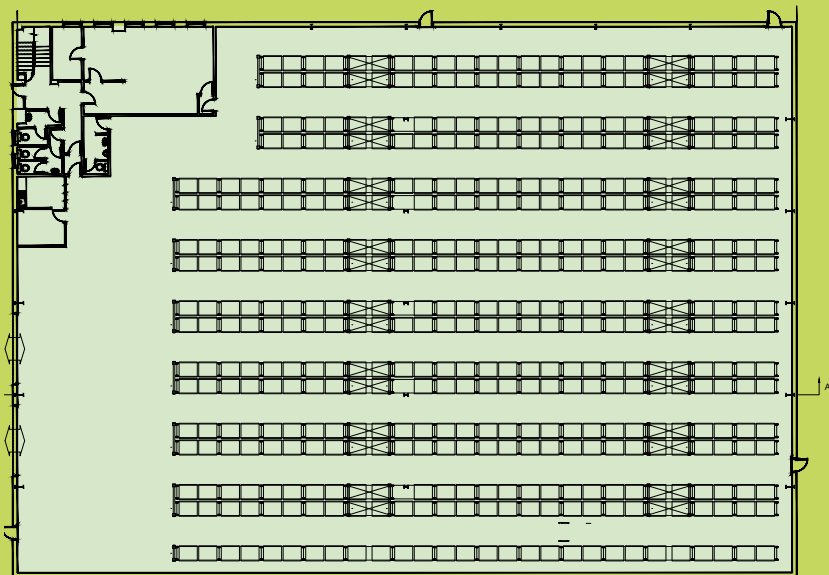
Floor Area	Sq Ft	Sq M
Warehouse	14,817	1,377
Office / Ancillary Areas	1,688	156
Total (GIA)	16,505	1,533





8B

Layout provides 1,644 UK pallet locations, based on pallet height of 1.5m.



Unit 8B Specification

Unit 8b Oriana Way is a purpose built storage and distribution unit of portal frame construction with lower brick and upper profile clad elevations. The unit benefits from a large warehouse accessed via two loading doors with ground and first floor offices. Externally, there is a large yard and ample parking.

A comprehensive refurbishment of the property has recently been completed. This includes, a new roof, two new loading doors, new Epoxy painted warehouse floor, re-coated cladding and fully fitted offices with air conditioning.



**6.4m
Eaves Height**



New Roof



Two New Loading Doors
(approx. 4.5m wide x 4.8m high)



**New Epoxy Painted
Warehouse Floor**



**Re-coated
Cladding**



Yard 35m x 27m
(approx. plus car parking areas)



**Fully Fitted Offices
with Air Conditioning**



**Male & Female
WCs on ground floor**



**EPC Rating
B41**

Floor Area	Sq Ft	Sq M
Ground floor warehouse and ancillary	19,538	1,815.14
First floor offices	1,009	93.78
Total [GIA]	20,547	1,908.92



Unit 8B



Unit 8B



Unit 8B



Unit 10 Specification

The premises will comprise a fully refurbished detached purpose-built distribution centre, which benefits from its own large secure concrete yard. The unit has a covered loading area with six dock level loading doors and two level access loading doors.

The covered loading area is accessed via six electric roller shutter loading doors off the loading apron and there are integral ground and first floor offices and male and female WCs. The EPC will be re accessed.



6.88m
Eaves Height



New Roof



Fully Fitted Offices
with Air Conditioning



New Epoxy Painted
Warehouse Floor



Re-coated
Cladding



6 new dock level and
2 level loading doors



40m
Yard Depth

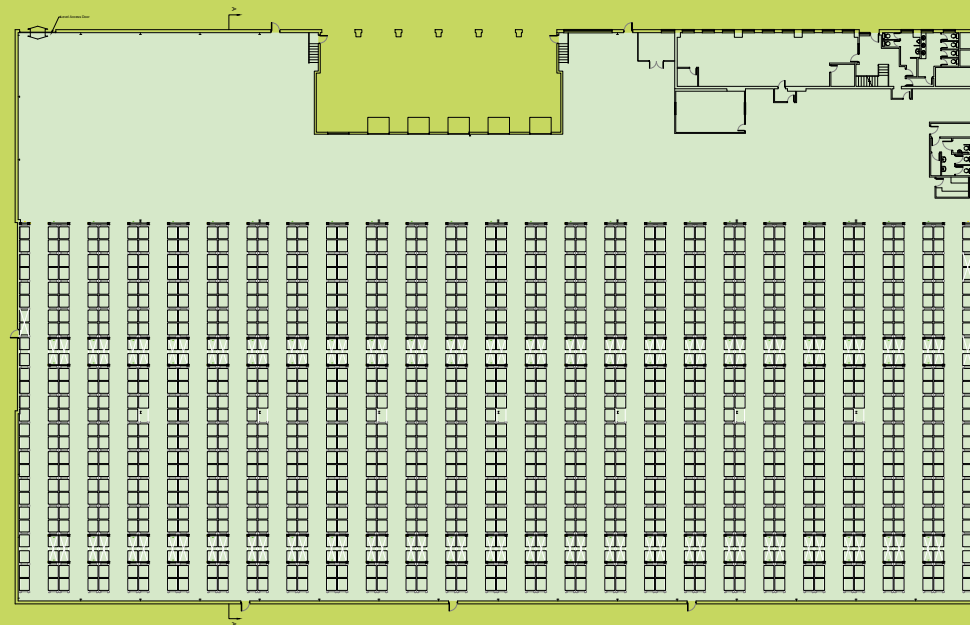


Secure Palisade
Fenced Concrete Yard



52 Allocated
Car Parking Spaces

Layout provides 5,437 UK pallet locations, based on pallet height of 1.5m.



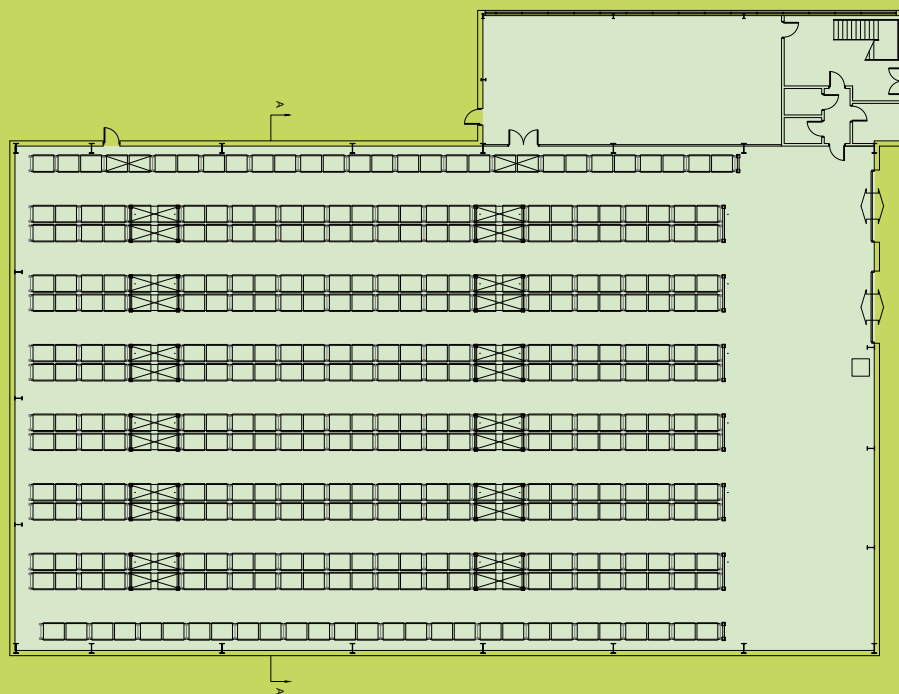
Floor Area	Sq Ft	Sq M
Warehouse and ancillary	59,329	5,511.83
First floor Office 1	1,715	159.41
First floor office 2	1,715	159.41
Total (GIA)	62,759	5,830.65

Floor areas to be confirmed post completion of refurbishment works.





Layout provides 1,468 UK pallet locations, based on pallet height of 1.5m



Unit 42a Specification

The property comprises a detached warehouse built on a steel portal frame which is clad in silver profile metal sheet micro rib to the elevations. A two storey office pod is located at the side of the warehouse with a projecting feature entrance which is also clad but with white micro rib metal sheet and blue tinted double glazed windows.

A comprehensive refurbishment of the property has recently been completed. This includes, new rooflights, two new loading doors, new Epoxy painted warehouse floor, re-coated cladding and fully fitted offices with air conditioning.



**7.64m
Eaves Height**



New Rooflights



**2 electric up & over loading
doors - 4m(w) x 4.48m(h)**



**New Epoxy Painted
Warehouse Floor**



**Re-coated
Cladding**



**Secure
Yard**



**Fully Fitted Offices
with Air Conditioning**



**Male & Female
WCs on ground floor**



**EPC Rating
B41**

Floor Area	Sq Ft	Sq M
Ground Floor workshop and ancillary	17,484	1,624
First floor offices	1,870	174
Total (GIA)	19,355	1,798



Unit 42A



Unit 42A



Unit 42A

LOCATION

The units are strategically located adjoining the M271 on the Nursling Industrial Estate, Southampton's prime distribution centre. Junction 3 of the M27 is within one mile providing direct access to London via the M3 as well as the Midlands and North via the A34.



Dock Gate 20 of
Southampton Port
is 2.7 miles away.



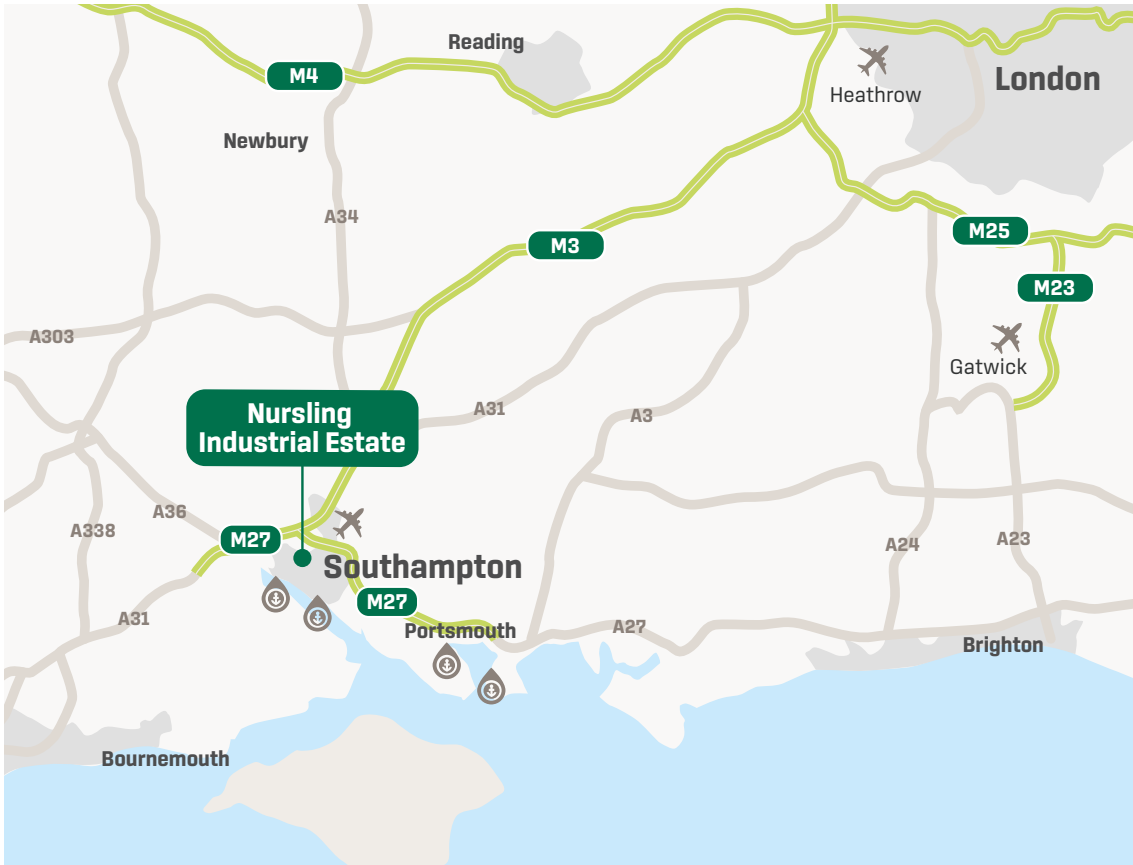


Nursling Industrial Estate, the perfect location with great connections



NETWORK/AMENITIES

Destinations	Miles
Port of Southampton - Dock Gate 20	2.7
Southampton International Airport	7.1
Southampton Airport Parkway	7.1
Southampton	4.9
City Centre	5.4
M3 Interchange	4.6
A34 (for Midlands and the North)	14.5
Heathrow Airport	63
Central London	81



TERMS

The properties are available on a new lease with terms on application.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

SERVICE CHARGE

There is no service charge payable on each of these properties



NURSLING INDUSTRIAL ESTATE

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