



Unit 42a Oriana Way

NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YU



TO LET

Detached Industrial/Warehouse Unit with Private Yard and Parking

On a Site of 1.15 acres (0.46 ha)

Adjacent M271/M27 J3

19,261 sq ft (1,789 sq m)

Description

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.

Specification

- 7.64m Eaves
- 6.51m Haunch
- 8.32m Ridge
- 2 electric up and over loading doors – 4m (w) x 4.48m (h)
- High bay sodium lighting
- 3 phase electricity and mains gas
- Ground and first floor offices with suspended ceiling, recessed lighting, gas central heating, carpets, integral sprinkler system
- Ground and first floor male and female WCs
- Ground floor disabled WC
- Kitchens on ground and first floor
- 49 car parking spaces & 4 lorry/HGV spaces
- EPC Rating – C66



Floor Area	Sq Ft	Sq M
Warehouse, Reception & Ancillary Areas	17,371	1,613
First Floor Offices	1,890	176
Total Floor Area	19,261	1,789









THE SITE

JUNCTION 1, M271

JUNCTION 3, M27

Location

The unit is located on Oriana Way, which is part of the Nursling Industrial Estate. Nursling Industrial Estate is located half way up the M271 and is accessed off Junction 1. The M271 provides access to Junction 3 of the M27 motorway, the main arterial route linking Southampton and Portsmouth along with the M3 at Junction 4.

Terms

Available on an assignment or new sublease. The lease is held on a 10 year term from February 2019 and is subject to a 5th year rent review and tenant break option. The passing rental is £183,250 per annum exclusive (£9.50 psf).

Business Rates

Warehouse & Premises £118,000 (<https://www.gov.uk/correct-your-business-rates>)

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



Unit 42a Oriana Way, Nursling Industrial Estate, Southampton

SAT NAV: SO16 0YU

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

Realest

023 8202 3999 / 07901 558730

adrian.whitfield@realest.uk.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

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