



Oriana Way

Nursling Industrial Estate, Southampton, SO16 0YU

Warehouse To Let, Southampton

19,261 sq ft

(1,789.41 sq m)

- 2 electric up and over loading doors – 4m (w) x 4.48m (h)
- High bay sodium lighting
- 3 phase electricity and mains gas
- Ground & first floor offices with suspended ceiling recessed lights carpets GCH
- Integral sprinkler system
- Ground and first floor male and female WCs & ground floor disabled WC
- 49 car parking spaces & 4 lorry/hgv spaces

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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.

Location

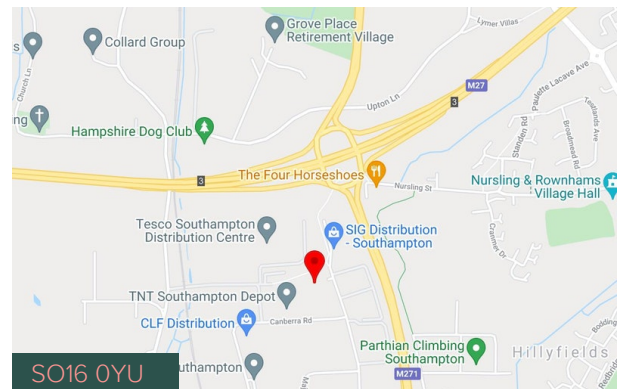
The unit is located on Oriana Way, which is part of the Nursling Industrial Estate. Nursling Industrial Estate is located half way up the M271 and is accessed off Junction 1. The M271 provides access to Junction 3 of the M27 motorway, the main arterial route linking Southampton and Portsmouth along with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

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

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).



Summary

Available Size	19,261 sq ft
Rent	£9.51 per sq ft
Rateable Value	£118,000
EPC Rating	Upon Enquiry

Viewing & Further Information

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