

22 ORIANA WAY

NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YA

Available To Let 112,638 sq ft (10,463 sq m)

FULLY REFURBISHED
AVAILABLE
Q4 2025



CGI



10.5m eaves



2 secure yards



100 parking spaces



Close to J3 M27



Location

Unit 22 is located on Oriana Way which is part of the Nursling Industrial Estate. The Nursling Industrial Estate is located to the north-west of Southampton and is arguably Southampton's most established and best-connected warehouse location excluding the airport. Junction 1 of the M271 is adjacent to the estate and provides direct access to J3 of the M27 which in turn leads to J14 of the M3.

Description

The property comprises a detached high bay warehouse of steel portal frame construction under a new profile metal roof with translucent panels and two a storey office block. Loading and yard areas are accessed via the east and west elevations from Oriana Way and Majestic Road. The property is being comprehensively refurbished and aiming for an EPC -A.

Specification

Warehouse

- 10.5m eaves height & 9.25m haunch height
- Sprinkler system
- 5 electric operated dock level loading doors
- 4 level access loading doors
- Covered loading
- 2 secure yard areas
- Seperate 100 space car park
- Photovoltaic roof panels
- New insulated profile metal sheet roof
- Locker rooms, showers and canteen

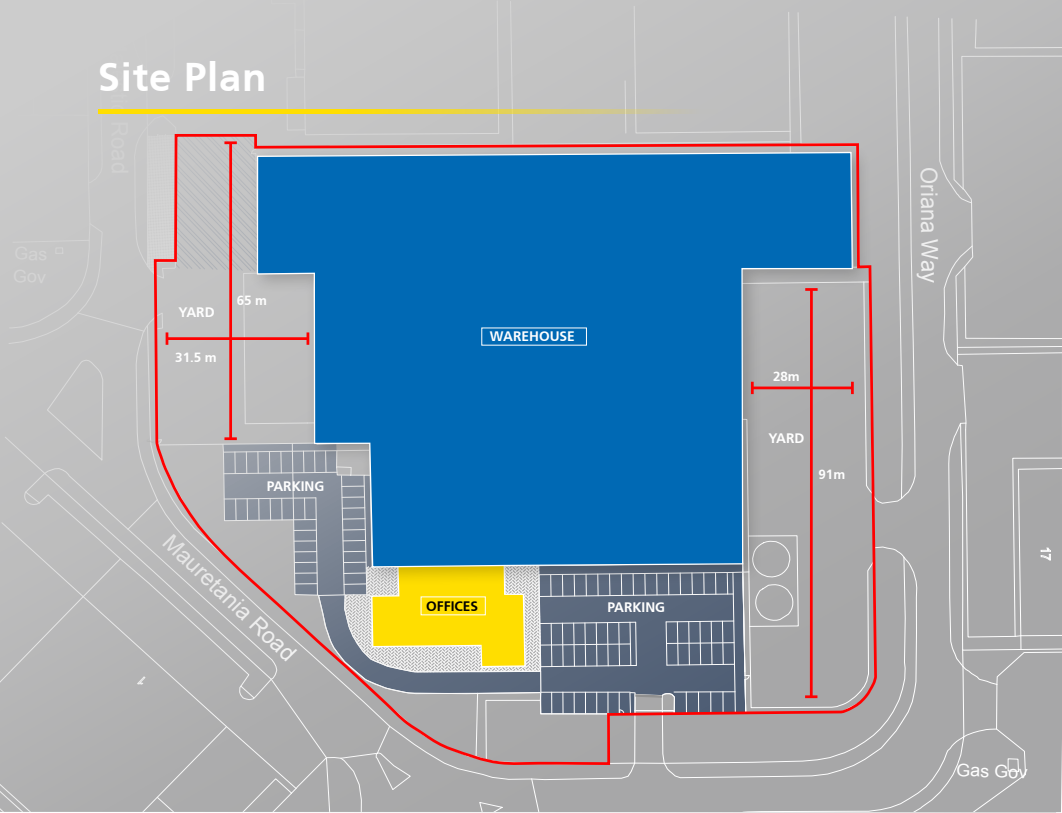


Office

- New open plan reconfigured ground and first floor offices
- New suspended ceiling with PIR LED flat panel lighting
- VRF air conditioning
- New passenger lift
- Bike store
- Ground floor showers and toilets
- First floor kitchen and break out area
- External wildlife and seating area
- Electric vehicle charging



Site Plan

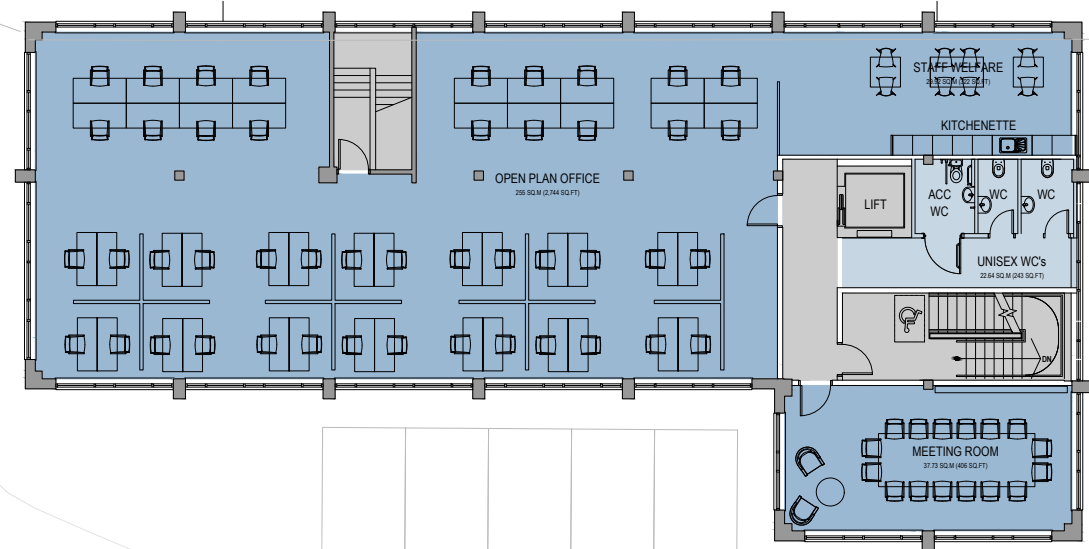


Accommodation (GIA)

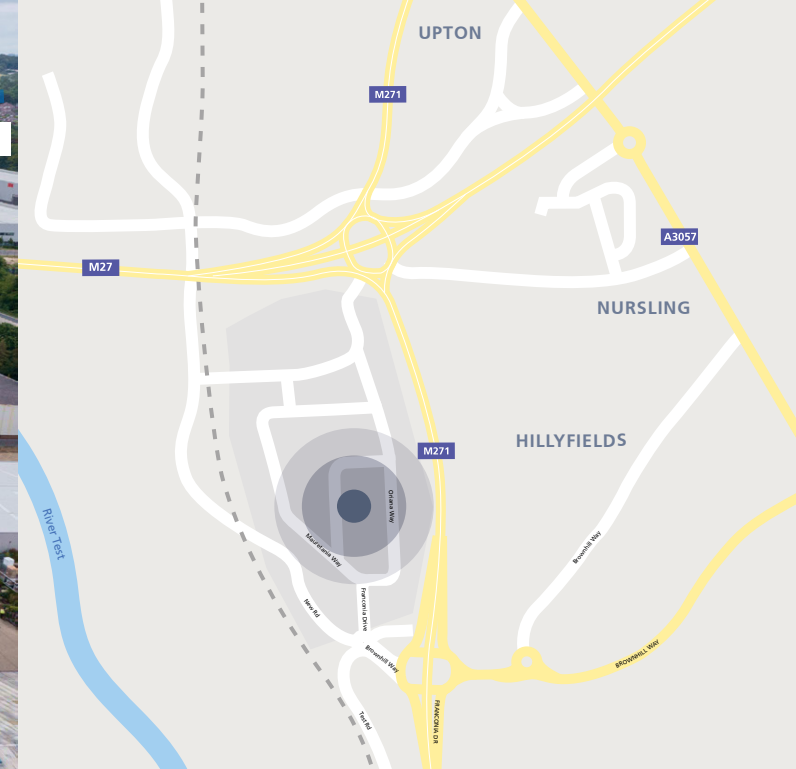
Unit 22	SQ M	SQ FT
Office	731	7,867
Link	136	1,469
Warehouse	8,111	87,308
Goods Inwards	432	4,655
Mezzanine	563	6,060
Canopy	481	5,180
Kiosk	9	99
Total	10,463	112,638



Ground Floor Office



First Floor Office



Rates

1st April 2023: Warehouse & premises - £655,000

Rent

Rent on application.

Legal Costs

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

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

EPC

To be reassessed following refurbishment, aiming for EPC -A

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INVESTORS**