

INDURENT

135, NURSING

SO16 OYS
///GIVE.NEATLY.BROWSERS

ONLY BREEAM OUTSTANDING
WAREHOUSE ON THE SOUTH COAST

135,617 SQ FT (12,599 SQ M)

Available now



Up to 67.5m
yard depth.



EPC A+ rated.



Building height
of 15m.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent 135, Nursling is a highly sustainable warehouse that will deliver benefit for your business, your people and the environment.

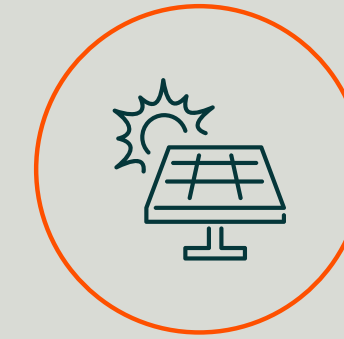
An ideal location close to the Port of Southampton.

Indurent 135, Nursling is prominently located within the thriving Nursling Industrial Estate, offering excellent connectivity to the Port of Southampton and convenient access to Junction 3 of the M27 motorway.

As the premier warehouse in the immediate area, Indurent 135, Nursling offers businesses a competitive edge through superior facilities and strategic positioning.



Warehousing that Works.



PV Panels generate approx 153,372 kWh per annum of electricity ≈ £47,545/year at current energy costs.*



Smart LED lighting helping you reduce energy consumption by up to 75%.



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Targeting BREEAM Outstanding rating.



EPC A+ rating, this high-performance industrial space drives down energy costs and supports sustainable, net zero-ready operations.

*Potential to increase PV power output

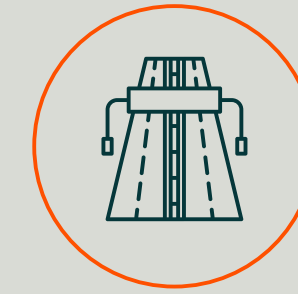
Why choose Indurent 135, Nursling?



Strategically positioned near the Port of Southampton.



Positioned within a crucial industrial and logistics zone.



Located near the M27 - with easy access via J3.



15 minutes to central Southampton and 30 minutes to Portsmouth.



Warehousing that Works.

Aerial plan.



LOCAL OCCUPIERS

- | | |
|------------------------------|------------------------|
| 1. Tesco | 16. Metabo |
| 2. SIG | 17. Specialist Sports |
| 3. Gregory Distribution | 18. STARK |
| 4. TNT | 19. Meachers Logistics |
| 5. SDC Trailers | 20. Meachers Logistics |
| 6. RIVUS | 21. TRADECHOICE |
| 7. Asendia | 22. Maritime Transport |
| 8. Mack Distribution | 23. B&Q |
| 9. TW Metals | 24. David Lloyd |
| 10. CLF Distribution | 25. Lidl |
| 11. GXO | 26. Holiday Inn |
| 12. Ordnance Survey | 27. Lidl |
| 13. Nursling Resource Centre | 28. CCF |
| 14. DX | 29. John Lewis |
| 15. TNT | 30. Evri |
| | 31. Coopervision HQ |



LOCALISED WORKFORCE.

There are a significant number of residents living and working locally with a self containment rate of 58%.



STRONG AND DIVERSE LABOUR POOL.

There are a high proportion of people aged 16-49 (52%), of which 58% are economically active.



GREAT LOCATION NEAR PORT.

Dock Gate 20 is 2.6 miles away - it offers exceptional connectivity to the Port of Southampton—one of the UK's busiest deep-water ports.

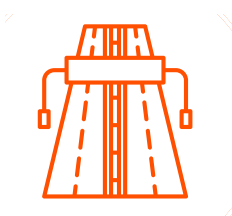


Source: NOMIS



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M271 Junction 1	0.6 miles
M27 Junction 3	1.4 miles
M3 Junction 13	5.7 miles



CITIES/MAJOR TOWNS

Southampton	5 miles
Portsmouth	25 miles
Central London	75 miles



PORTS

Southampton Port	5 miles
Portsmouth Intl Port	25 miles



AIRPORTS

Southampton Airport	7 miles
Heathrow Airport	65 miles
Gatwick Airport	85 miles

Drive times

- Within 30 labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Schedule of accommodation.

INDURENT 135, NURSLING	
WAREHOUSE	120,770 SQ FT (11,220 SQ M)
GF CORE AND RECEPTION	1,747 SQ FT (162 SQ M)
OFFICE FF	6,568 SQ FT (610 SQ M)
OFFICE SF	6,532 SQ FT (607 SQ M)
TOTAL	135,617 SQ FT (12,599 SQ M)
YARD DEPTH	67.5M
CLEAR INTERNAL HEIGHT	15M
LEVEL ACCESS LOADING DOORS	2
DOCK LEVEL LOADING DOORS	10
HGV PARKING SPACES	20
ELECTRIC CAR CHARGING POINTS	12

All floor areas are approximate gross external areas.

50 kN sq/m floor loading

Rainwater harvesting

2 level access / 10 dock level loading doors

Secure yard

20 HGV parking spaces

15m clear height

67.5m max yard depth

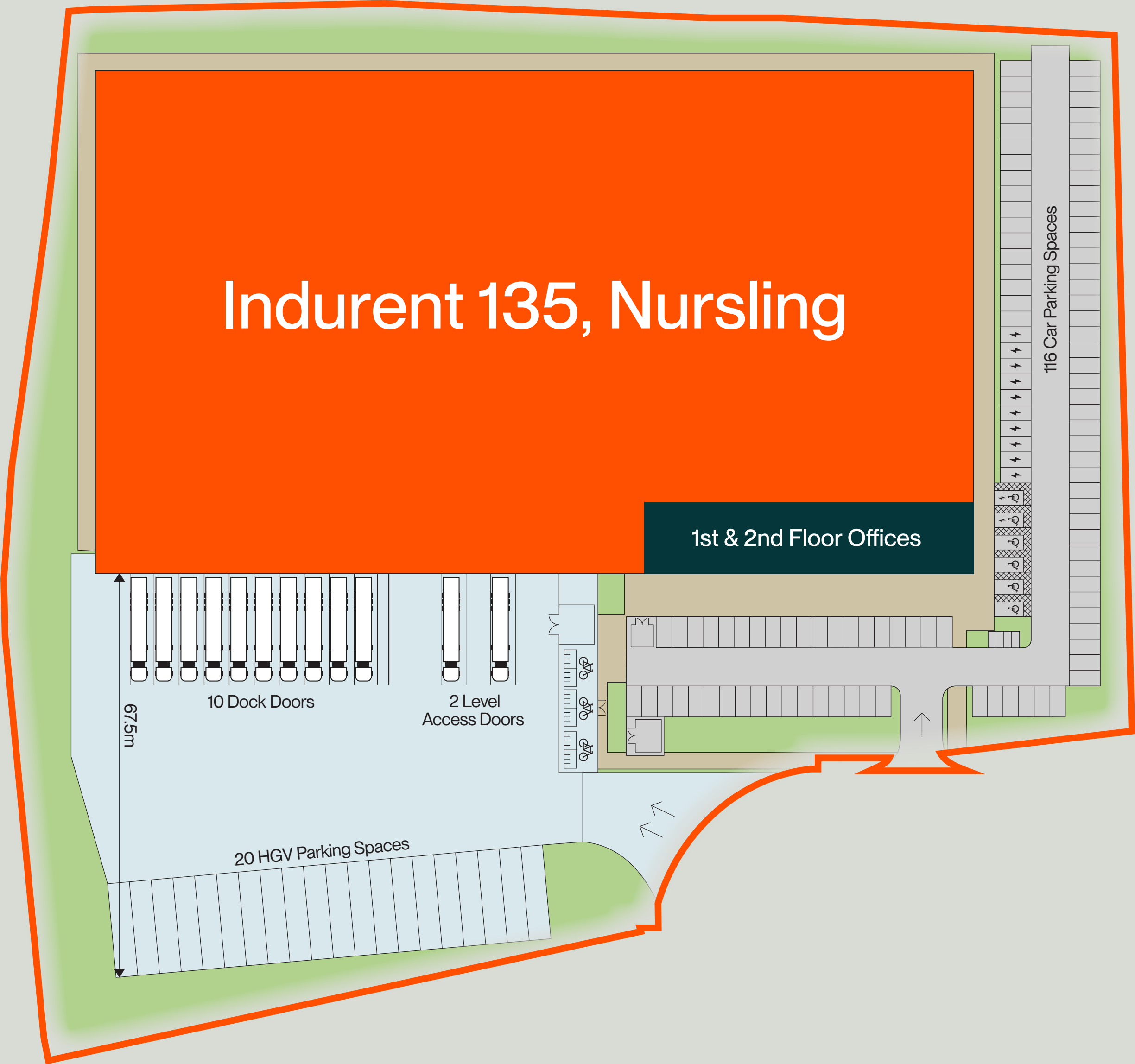
12 EV charging points

EPC A+ rating

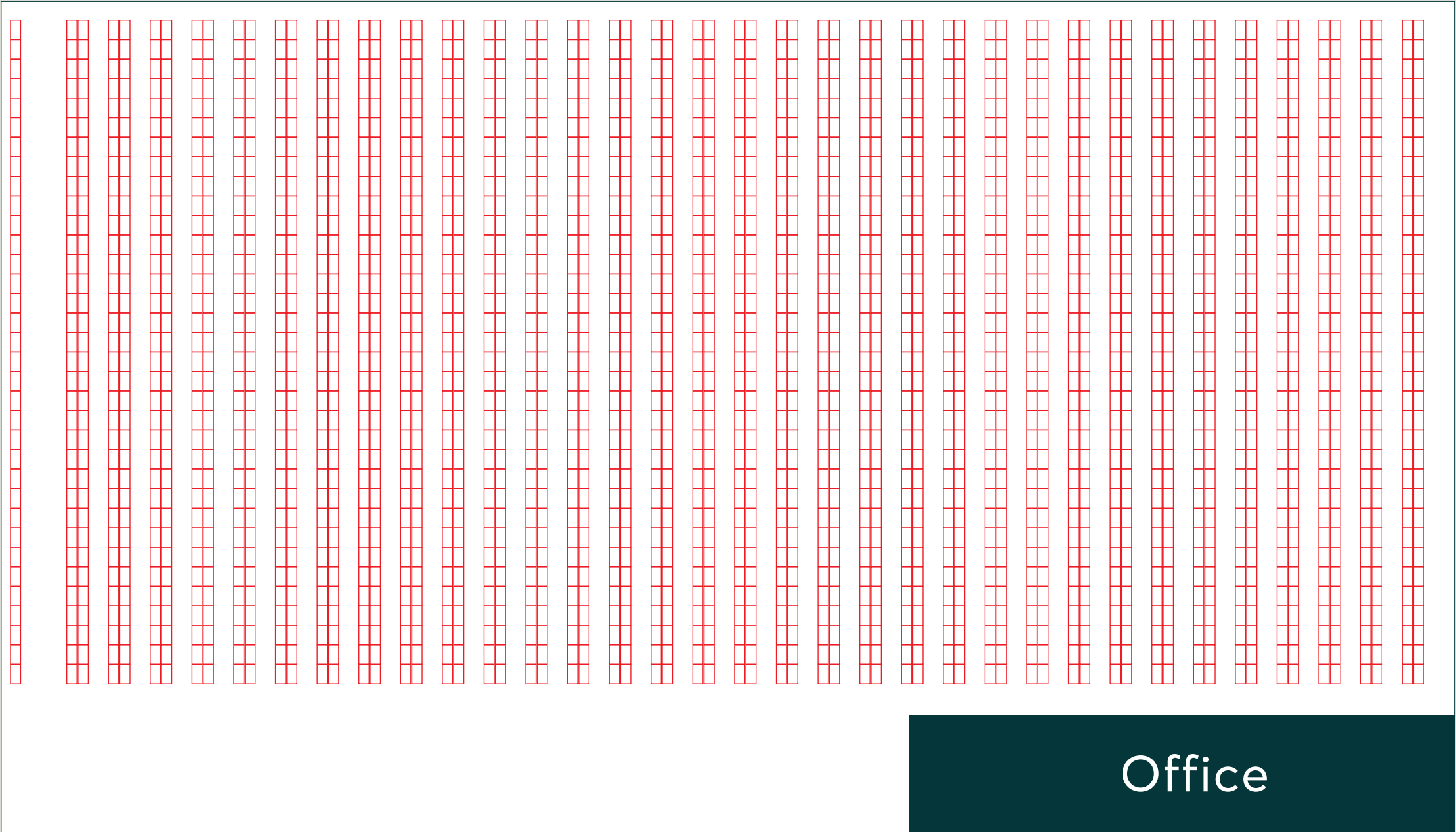
750KVA power supply



Indurent 135, Nursling.



Racking plan.



Racking plan is indicative.





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Warehousing that Works.



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