



## TO LET - TRADE / WAREHOUSE UNIT – IMMEDIATELY AVAILABLE

UNIT 18

Oriana Way

Nursling

Southampton, SO16 0YU



9,402 -16,454 SQ FT

- Highly prominent Unit
- Trade Counter/Warehouse/Industrial Uses
- Easy access to M271 (0.3 miles)
- Other national trades on site
- Apex: 8.3m | Haunch 5.4m
- 18 Parking Spaces
- Ability to secure yard (if required)

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)

020 7629 8501

# KEY FEATURES



Potential for Trade entrance



Eaves height 5.4m



Up to 5 Electric loading doors



Large Yard Option to secure



18 parking spaces



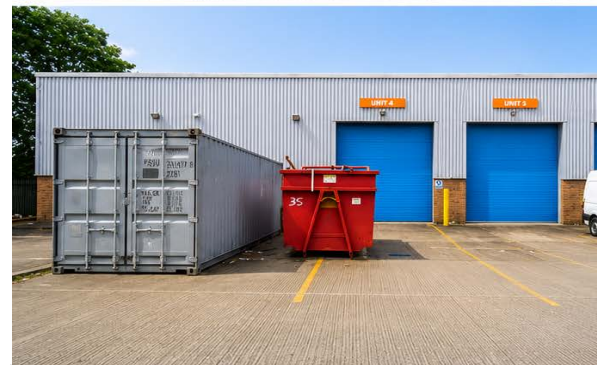
3 phase electricity, gas and water



Modern Warehouse



WC capped services



Situated towards the southern section of the established Nursing Industrial Estate adjacent to Tradechoice and behind B&Q. The unit benefits from close proximity to Southampton docks, Southampton central, as well as the wider regional centres, plus excellent connectivity to the M271 (0.3 miles), M27 (0.75 miles) and wider motorway networks (M3 4.8 miles). Southampton Central station (SWR) 3.57 miles distant.

The unit is over ground floor only, with the ability to install a mezz floor and a separate trade entrance if required. 5.4m Eaves rising to 8.3m at the ridge.

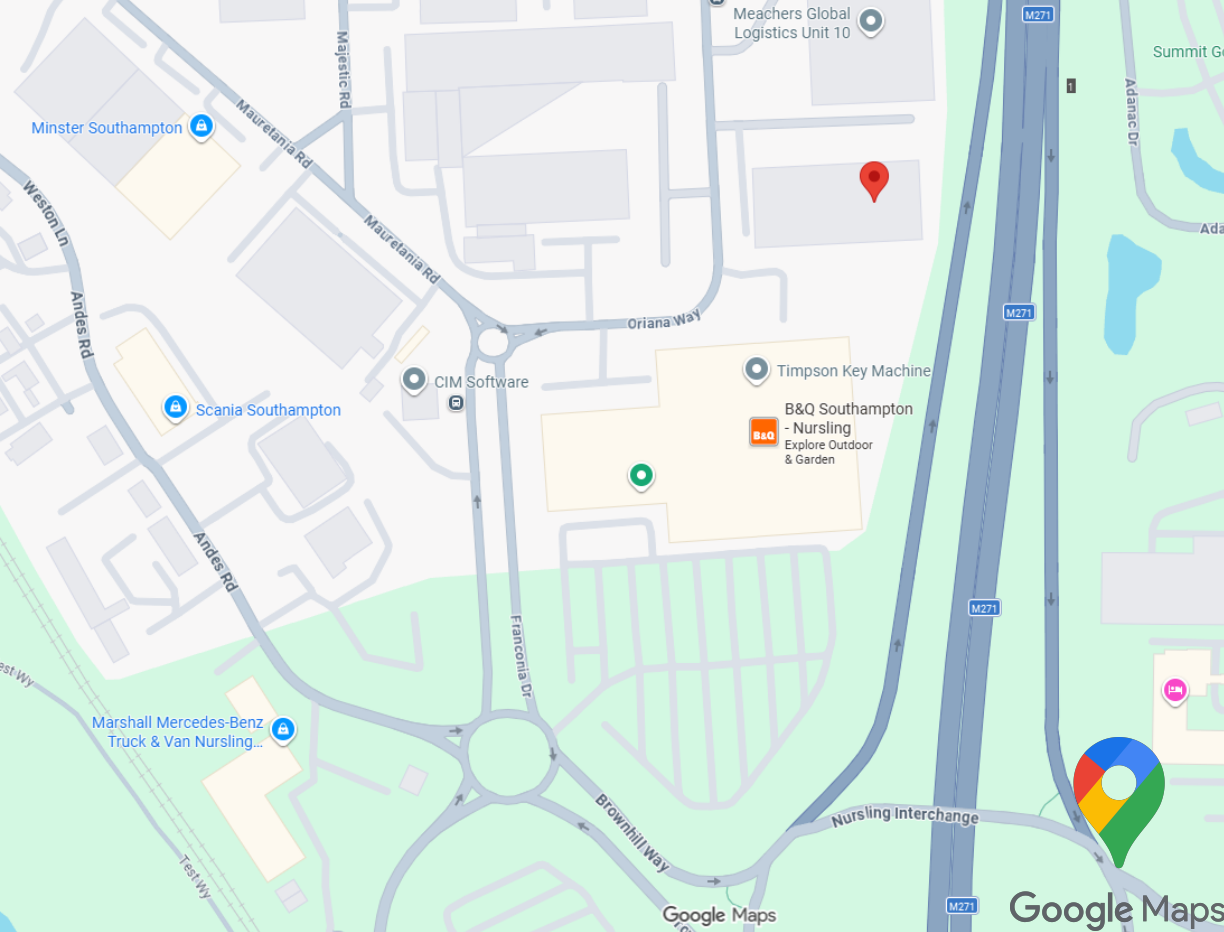
The unit has 18 car parking spaces, a large yard (which could be fenced and gated) and up to 5 level shutter doors.

## FLOOR AREA CONFIGURATION OPTIONS (GIA)

	Sq M	Sq Ft
<b>Option A - Ground Floor</b>	1,537	16,454
<b>Option B - Ground Floor</b>	1310	14,103
<b>Option C - Ground Floor</b>	1092	11,753
<b>Option D - Ground Floor</b>	874	9,402

Indicative Floor Plan





## FOR FURTHER INFORMATION

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## TERMS

The unit is available to let on FRI terms.

## EPC

Unit 4 – C 58

## RENT

On application

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All parties must make their own enquiries. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 06/26

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