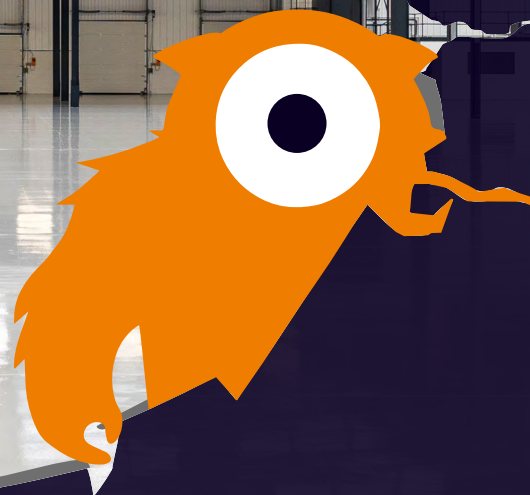


NURSLING

112

IT'S A
MONSTER!



112,638 SQ FT

UNIT 22, ORIANA WAY, SOUTHAMPTON, SO16 0YA





**IT'S A
MONSTER!**

The property comprises a detached high bay warehouse of steel portal frame construction under a new profile metal roof with translucent panels and a two 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.



10.5m
eaves



9x loading
doors



2x secure
yards



200kVa
power



New insulated
roof



Office
spaces



LED
lighting



EV
chargers



96 parking
spaces



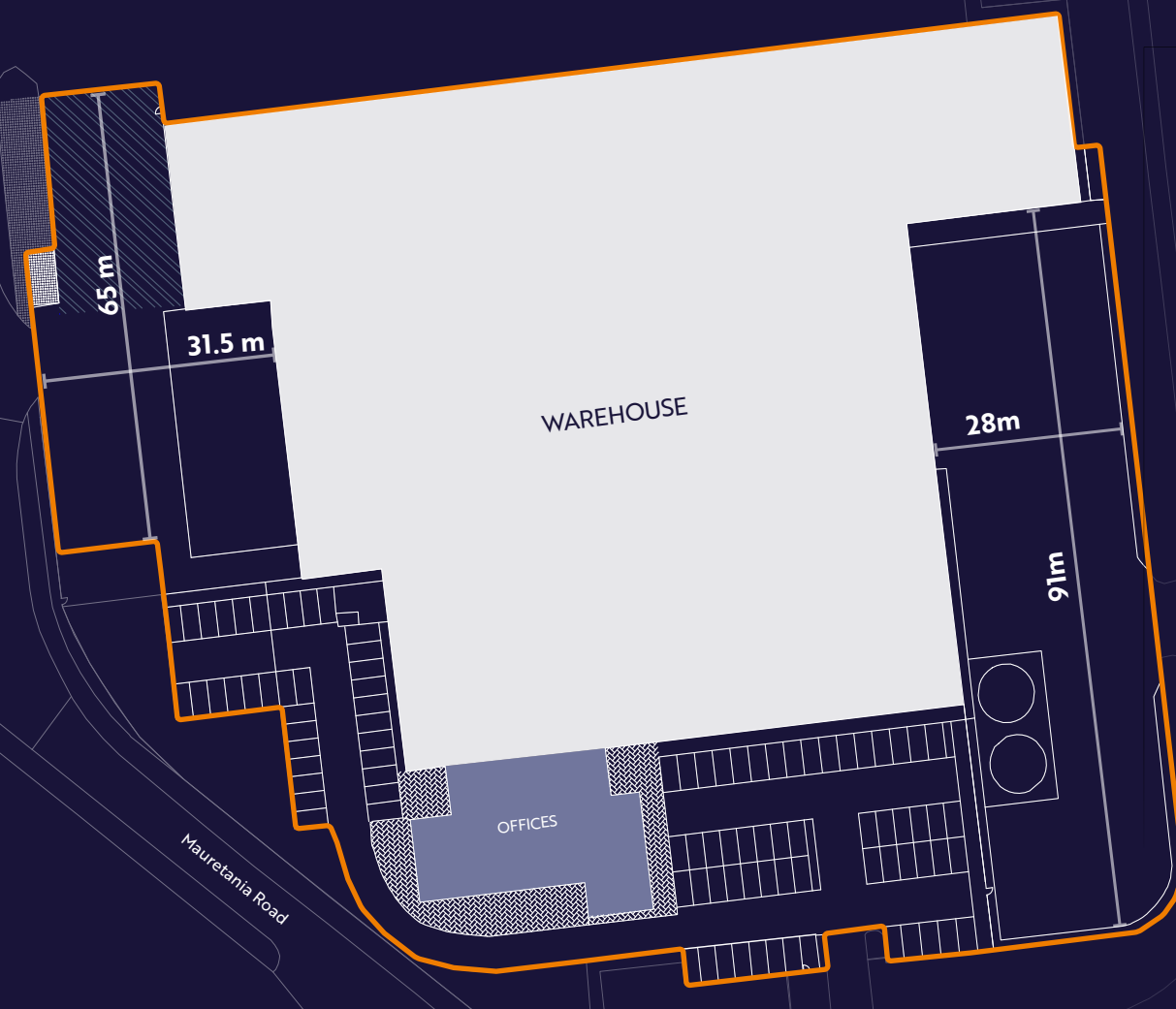
PV
panels



VRF
air-con

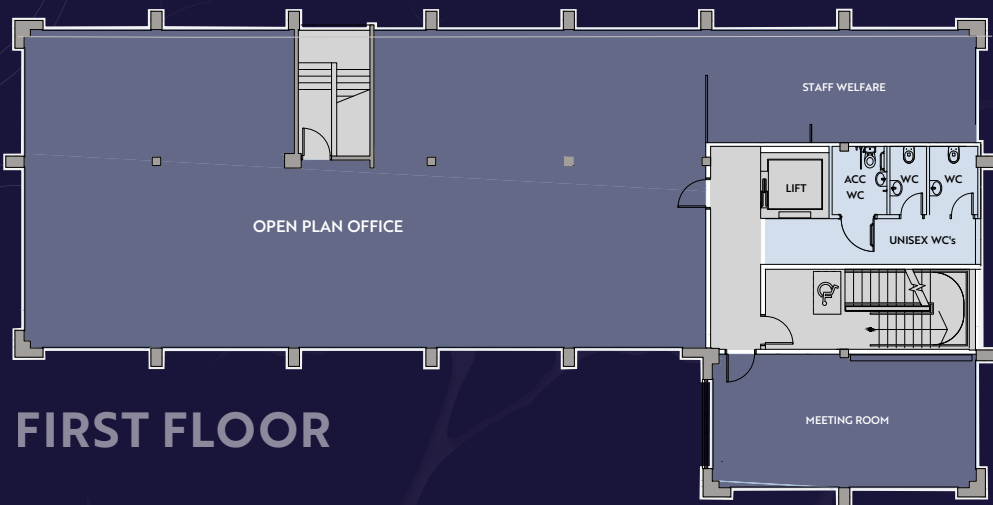
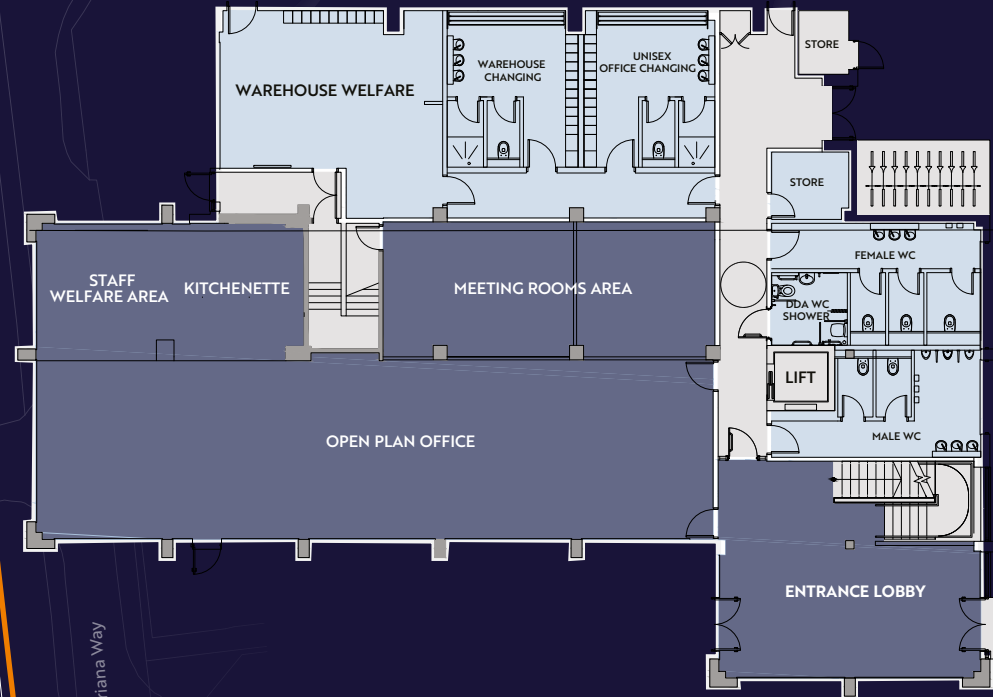


**Canteen &
showers**



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



FIRST FLOOR

Unit 22 is located on Oriana Way which is part of the Nursling Industrial Estate. The 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. Local occupiers include B&Q, Tesco, DFS, GXO, DX, SIG, TNT and Metabo.

B&Q

TESCO

dfs

GXO

DX

SIG

TNT

metabo



**MAKING ITS
PRESENCE KNOWN**



SATNAV: SO16 0YA



fires.stop.windy



Terms

Details of terms, service charge and rates are available on request.

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