

# TPark

## SOUTHAMPTON

 PANATTONI

  
L&G

**COMING SOON**

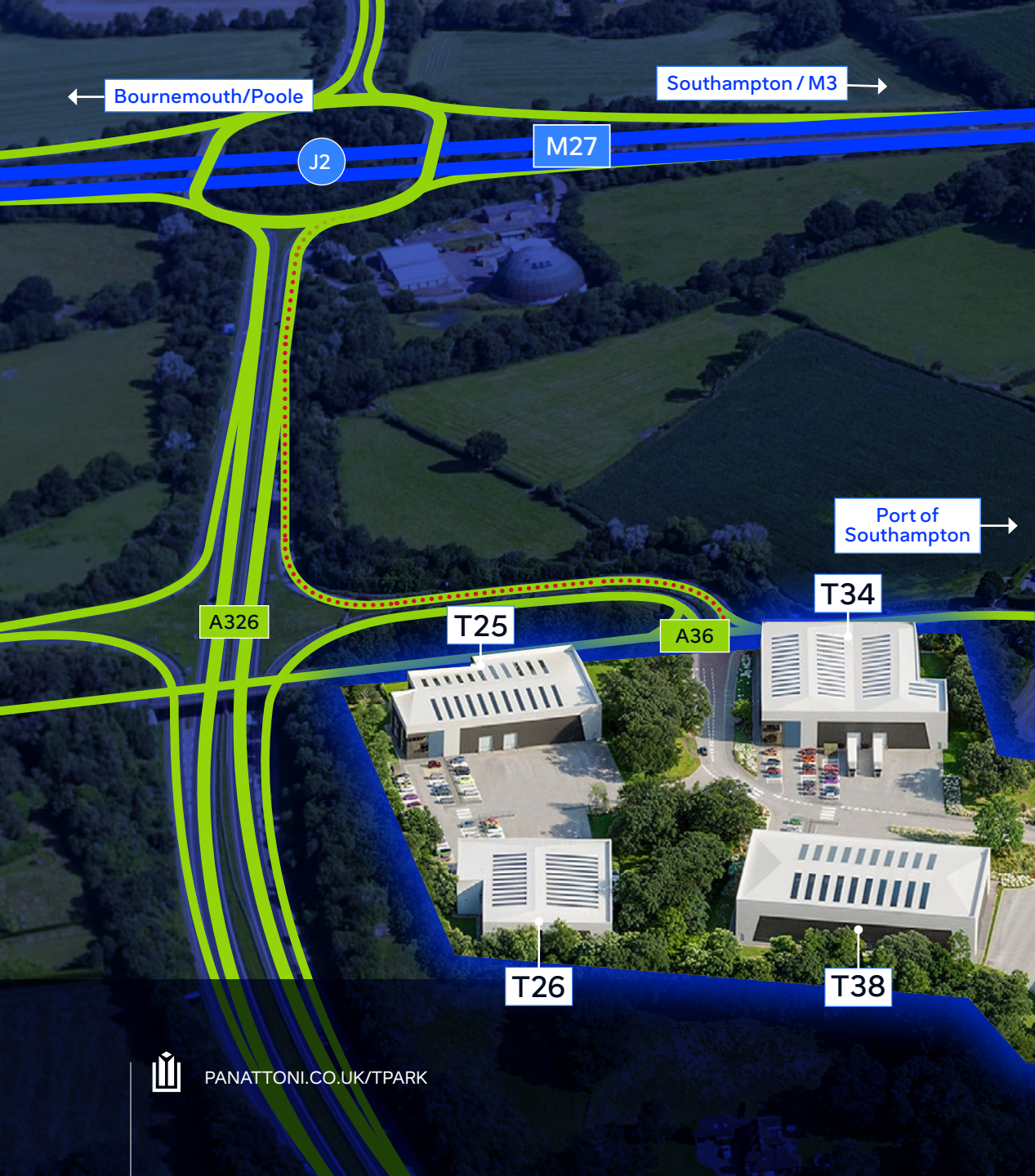
5 detached new Grade-A  
speculative build industrial  
/logistics units from

**25,000 to 100,000 sq ft**

[PANATTONI.CO.UK/TPARK](https://panattoni.co.uk/tpark)

J2 M27 \ Salisbury Rd \ Totton  
Southampton \ SO40 2QT

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# IMMEDIATELY ADJACENT TO J2 M27



**Gateway location**  
Highly prominent



**Direct access**  
A36 & A326



**6 million**  
Consumers within 60 mins



**15 mins**  
Southampton City Centre

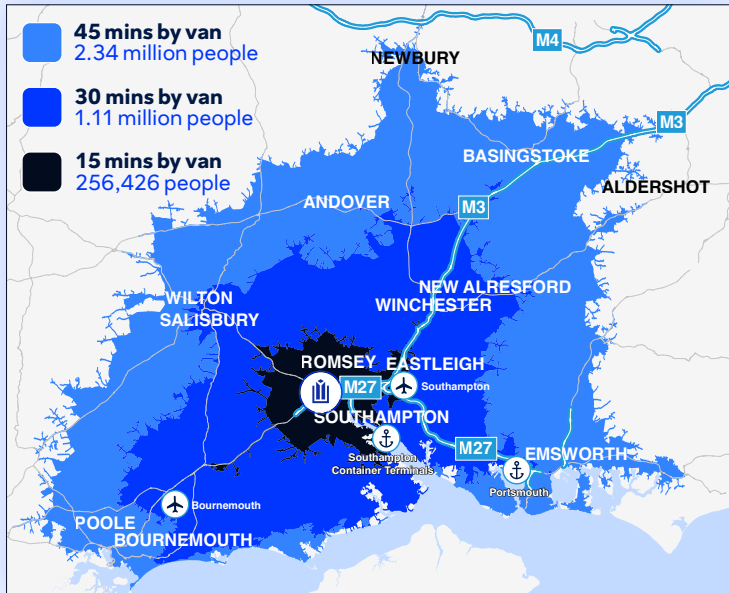
**40 mins**  
Portsmouth Centre

**45 mins**  
Poole Centre

**2 hrs**  
London



# YOUR GATEWAY TO REGIONAL, UK AND GLOBAL MARKETS



TPark Southampton offers high-quality space for manufacturers, distributors and last-mile operators – one of very few new-build opportunities in the region.

With excellent road links and proximity to Southampton Port, the UK's second largest container port, it provides fast access to consumers, industry, and defence supply chains, plus global markets.

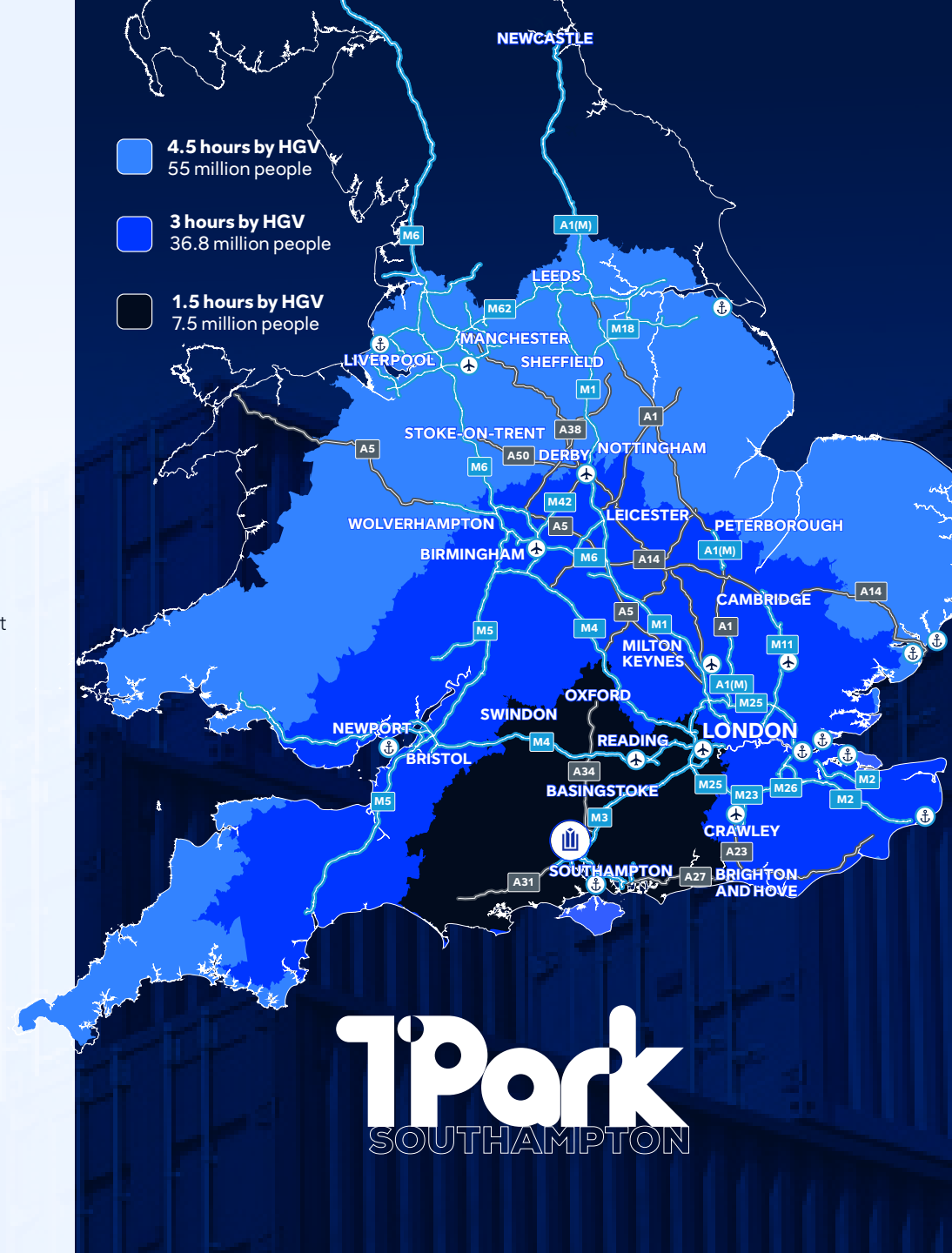
The Port of Southampton, the UK's second largest container terminal, supports 45,600 jobs and contributes £2.5 billion to the economy each year. As the nation's leading deep-sea trade hub, it handles £40 billion in exports annually, £36 billion of which go to markets outside the EU. The port is at the heart of supply chains supporting manufacturers and businesses throughout Britain.

Road	Miles	Hrs/Mins
Junction 2 M27	0.8	0:01
Southampton City Centre	6	0:15
M3/M27 Interchange	6.5	0:17
Portsmouth	28.5	0:36
London (via M3)	84	2:14

Seaports	Miles	Hrs/Mins
Southampton	5.5	0:14
Portsmouth Naval Base	28	0:35

Airport	Miles	Hrs/Mins
Southampton	8.5	0:20
London Heathrow	70	1:23

Source: Road Lords Dispatcher September 2025



# TPark

SOUTHAMPTON

# 5 GRADE-A SPECULATIVE INDUSTRIAL/LOGISTICS UNITS FROM 25,000 TO 100,000 SQ FT

## COMING SOON

Panattoni has outline planning for B2 and B8 uses, designed for general industrial and warehouse distribution uses, and is submitting detailed planning. Each standalone unit features a secure yard, offering privacy and security for occupiers serving the region's strong maritime, aerospace, distribution and defence sectors.

<b>T100</b>	sq ft	sq m
Warehouse	92,151	8,561
Offices	7,492	696
<b>Total (GEA)</b>	<b>99,642</b>	<b>9,257</b>

<b>T26</b>	sq ft	sq m
Warehouse	23,078	2,144
Offices	2,982	277
<b>Total (GEA)</b>	<b>26,060</b>	<b>2,421</b>

<b>T25</b>	sq ft	sq m
Warehouse	22,033	2,046
Offices	2,691	250
<b>Total (GEA)</b>	<b>24,714</b>	<b>2,296</b>

<b>T38</b>	sq ft	sq m
Warehouse	33,293	3,093
Offices	4,994	464
<b>Total (GEA)</b>	<b>38,288</b>	<b>3,557</b>

<b>T34</b>	sq ft	sq m
Warehouse	30,032	2,790
Offices	4,327	402
<b>Total (GEA)</b>	<b>34,359</b>	<b>3,192</b>



# GRADE-A BASE SPECIFICATION



**Up to 12.5m**  
CLEAR  
INTERNAL HEIGHT



**15%**  
ROOF  
LIGHTS



**50kN/m<sup>2</sup>**  
FLOOR  
LOADING



**FM2**  
FLOORING



UPTO  
**50m**  
YARD DEPTH



**SECURE**  
YARD



SEPARATE  
**CAR PARKS**



**20%**  
EV CHARGING  
POINTS



**CYCLE**  
PARKING  
SPACES


# DESIGNED FOR SUSTAINABLE PERFORMANCE




High-performance  
building fabric with  
superior insulation  
and airtightness



15% rooflights  
boost daylight and  
reduce lighting  
costs



Roof-mounted  
solar photovoltaic  
(PV) system




Sub-metering  
of energy  
consumption



Rainwater  
harvesting



Water saving  
taps and WCs



Water leak  
detection



Electric vehicle  
charging points in  
the car park



Cycle parking  
spaces

★★★★★  
**BREEAM**® Targeting  
BREEAM 'Excellent'

**A+** Targeting EPC Rating 'A+' offices

**A** Targeting EPC Rating 'A' warehouse

# POSITIONED FOR GROWTH

## A GLOBAL GATEWAY

**£1 billion**

GVA contribution from Port of Southampton  
Solent Growth Partnership

**33.3 million**

tonnes handled by Port of Southampton in 2024  
DoT

**14 minutes**

to Port of Southampton

**15,000+**

port-related jobs in Southampton  
Solent Growth Partnership



## A THRIVING ECONOMY

**£31 billion**

value of the Solent regional economy  
Solent Growth Partnership

**1.3 million**

people living in the Solent region  
Solent Growth Partnership

**115,000+**

employee jobs in Southampton  
Southampton City Council

**42,000**

enterprises operating across the Solent  
Solent Growth Partnership

## A DEEP LABOUR POOL

**61,000**

manufacturing workers regionwide\*  
(6.6% vs 7.5% UK)  
NOMIS 2023

**40,000**

transportation and storage workers regionwide\*  
(5.3% vs 5.1% UK)  
NOMIS 2023

**54,400**

want a job regionwide\*  
NOMIS March 2025

\*Southampton, Hampshire and Portsmouth



**SOLENT  
FREEPORT**  
THE UK'S GLOBAL GATEWAY

TPark Southampton is well-placed to serve Solent Freeport locations across the region. The Freeport is expected to play a major role in accelerating growth through increased innovation, trade, and inward investment.



PANATTONI.CO.UK/TPARK

Port of  
Southampton

# TPark

SOUTHAMPTON

A36

A326

Southampton / M3

M27

J2

Bournemouth/Pooler



PANATTONI.CO.UK/TPARK



**70**  
OFFICES  
WORLDWIDE

**2,500**  
INTERNATIONAL  
CUSTOMERS

**270m+**  
SQ FT DEVELOPED  
ACROSS EUROPE  
& ASIA

**28m+**  
SQ FT CURRENTLY  
UNDER  
CONSTRUCTION

# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

**Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.**

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

**Find out more about Panattoni by watching our latest video:**  
[www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)

# EXCEPTIONAL ACCESS

Located just 1 minute from J2 M27, T Park Southampton provides rapid access to the Port of Southampton, Portsmouth Naval Base, and the wider South Coast region.



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