

# TPark

## SOUTHAMPTON

 PANATTONI

 L&G

**TO LET**

**AVAILABLE Q2 2027**

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

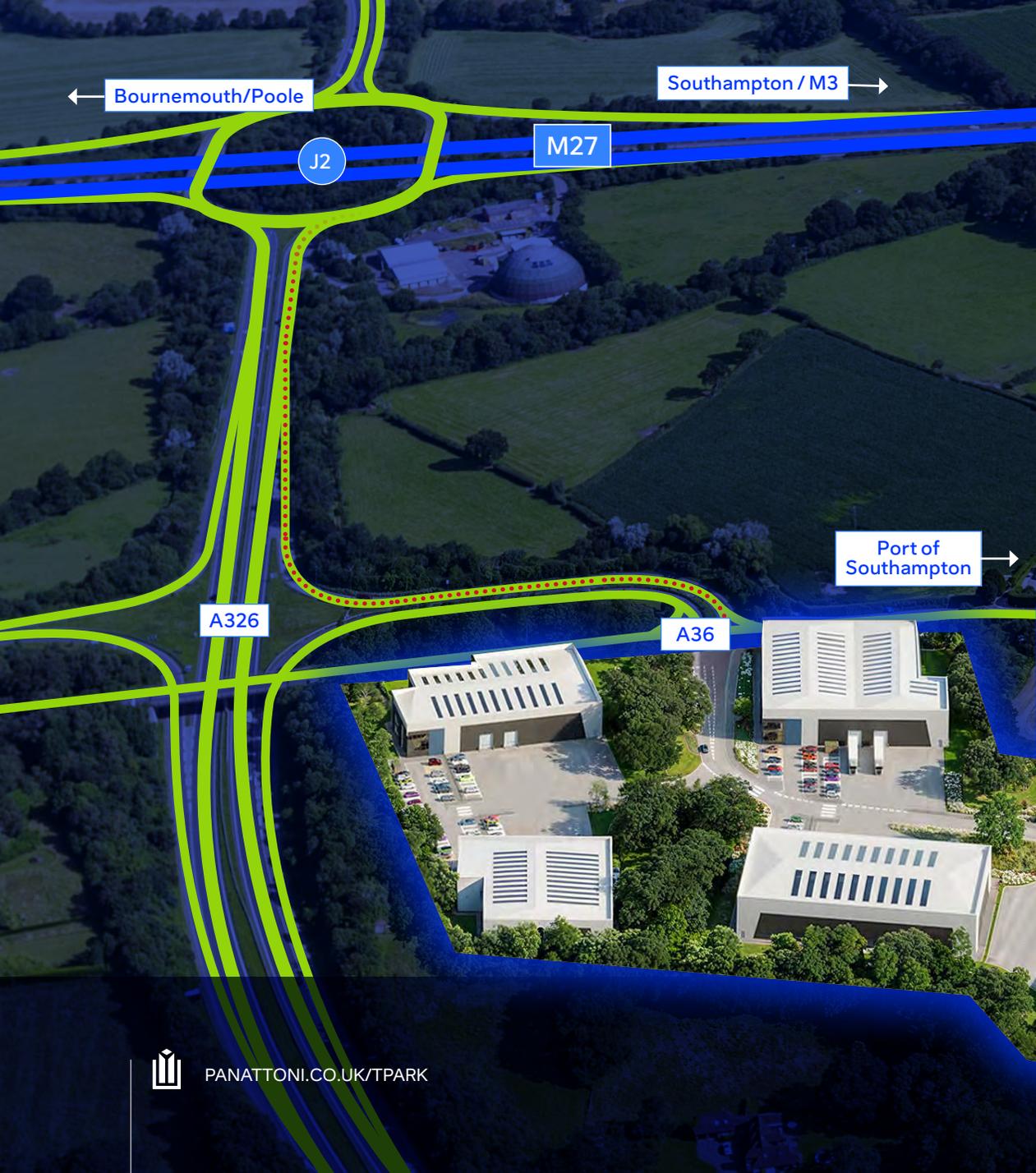
**24,714 to 99,642 sq ft**

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

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

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 TARGETING  
NET ZERO CARBON  
DEVELOPMENT



# IMMEDIATELY ADJACENT TO J2 M27



**Gateway location**

Highly prominent



**Direct access**

A36 & A326



**6 million**

Consumers within 60 mins

**15 mins**

Southampton Port

**1 min**

J2 M27



**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.

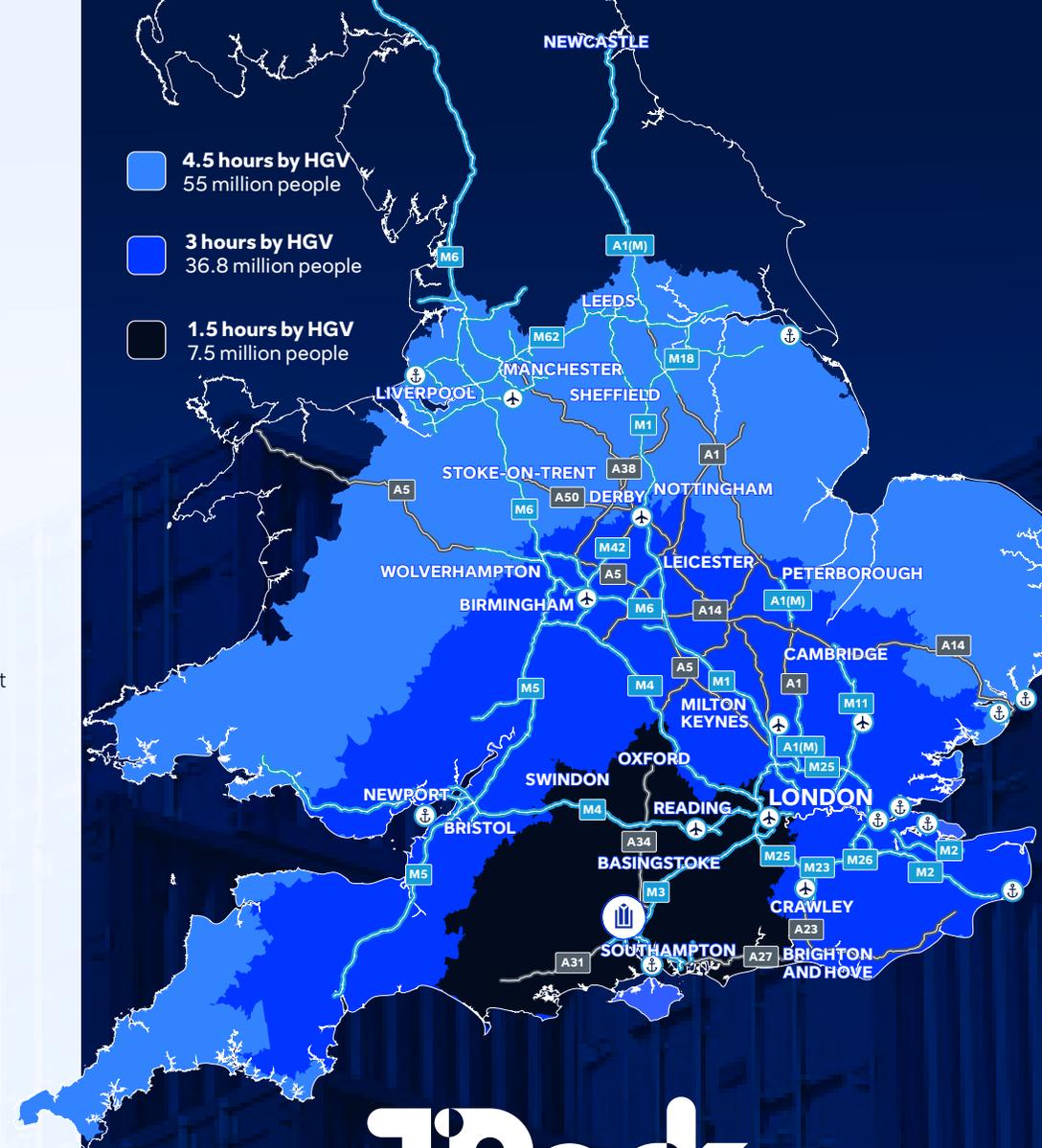
The Port of Southampton, the UK's second largest container terminal, supports 45,600 jobs and contributes £2.5 billion to the economy each year. As the nation's leading deep-sea trade hub, it handles £40 billion in exports annually, £36 billion of which go to markets outside the EU. The port is at the 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 24,714 TO 99,642 SQ FT

Available Q2 2027

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.

T99	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>

T26	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>

T24	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>

T38	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>

T34	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

  
Net Zero  
Carbon in  
construction

  
**BREEAM<sup>®</sup>** Targeting  
BREEAM 'Excellent'

 Targeting EPC Rating 'A+' offices

 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



**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.

## A DEEP LABOUR POOL

**61,000**

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

**40,000**

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

**54,400**

want a job nationwide\*  
NOMIS March 2025

\*Southampton, Hampshire and Portsmouth



PANATTONI.CO.UK/TPARK

Port of  
Southampton

# TPark

SOUTHAMPTON

A36

A326

Southampton / M3

M27

J2

Bournemouth/Pool



PANATTONI.CO.UK/TPARK



**69**

OFFICES  
WORLDWIDE

**2,500**

INTERNATIONAL  
CUSTOMERS

**267m+**

SQ FT DEVELOPED  
ACROSS EUROPE

**650m+**

SQ FT DEVELOPED  
WORLDWIDE

## THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 69 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni – a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at [www.panattoni.co.uk](http://www.panattoni.co.uk)



PANATTONI.CO.UK/TPARK



# 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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