

PROXIMITY

EASTLEIGH | S050 4NU

FULLY REFURBISHED Highbay Warehouse on a 4 acre site
close to M3/M27 interchange



100,206 SQ FT (9,309.25 SQ M)

AN UNRIVALLED LOCATION FOR LOGISTICS



Proximity is a fully refurbished high bay warehouse on a secure site with separate yards & loading for goods in & out. In a prime strategic location close to road, sea, rail and air links off junction 13 of the M3 providing immediate access to London as well as the Midlands and the North via the A34.

At the interchange with the M3/M27 Junction 4&5, Proximity provides immediate access to Southampton Docks, Portsmouth and the rest of the South Coast. Southampton International Airport and Parkway railway station, which is the main London to Weymouth line offering regular and fast service to London Waterloo (approx. 70 minutes) are 2.7 miles distant.



To view the virtual tour, please follow: <https://my.matterport.com/show/?m=HRxmt8XH5hd>



BOASTING **NUMEROUS** FEATURES INCLUDING THE FOLLOWING:



12.5M HIGH BAY WAREHOUSE TO 14.5M RIDGE



5 LEVEL ACCESS LOADING DOORS



4 RAISED ACCESS LOADING DOORS



3 TELESCOPIC DOCK LEVELLERS



SELF CONTAINED 35M & 30M YARDS



27 DEDICATED OFFICE PARKING



LED WAREHOUSE LIGHTING



HOURS OF USE



VARIABLE REFRIGERANT FLOW (VRF) HEATING/COOLING



GLAZED HEADQUARTERS RECEPTION



OPEN PLAN FIRST FLOOR OFFICES



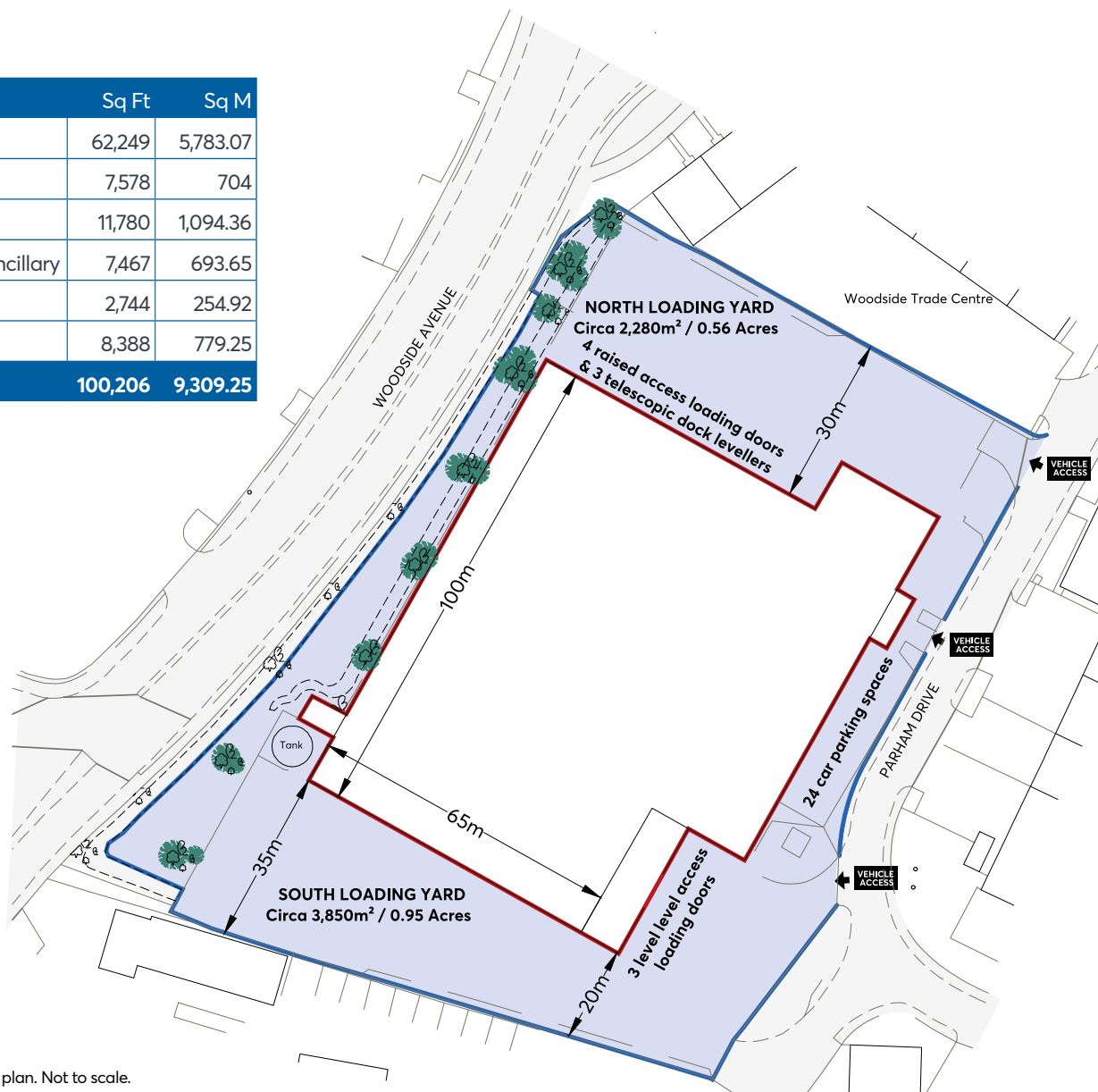
SUSPENDED CEILINGS WITH LED LIGHTING



10,127 PALLET SPACES

SCHEDULE OF AREAS

Accommodation	Sq Ft	Sq M
High Bay Warehouse	62,249	5,783.07
Loading Bay	7,578	704
Front Warehouse	11,780	1,094.36
Reception / Office & Ancillary	7,467	693.65
Loading Canopy	2,744	254.92
First Floor Office	8,388	779.25
Total	100,206	9,309.25



Indicative site plan. Not to scale.



PROXIITY

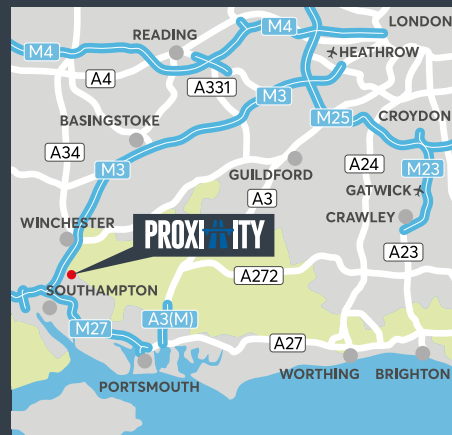
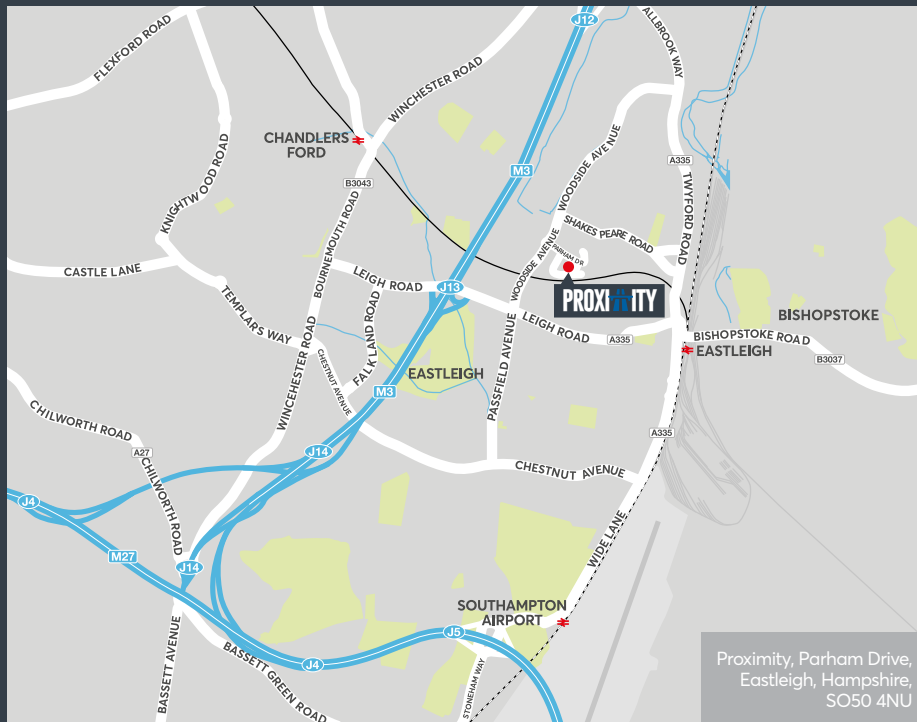


LOCAL OCCUPIERS

- 1 HENDY FORD
- 2 READY STEADY STORE
- 3 MATALAN
- 4 HOME BARGAINS
- 5 HALFORDS AUTOCENTRE
- 6 BOOKERS WHOLESALE
- 7 BARTHOLEMES SPECIALIST DISTRIBUTION
- 8 LAMBERT BROTHERS HAULAGE
- 9 ALPHA LABORATORIES
- 10 AMS PUMPS
- 11 SMITH BROTHERS
- 12 PETERS AND MAY
- 13 XPO LOGISTICS
- 14 HOWDENS
- 15 ROYAL MAIL
- 16 WOLSELEY
- 17 B&Q
- 18 TRAVIS PERKINS



CLOSE PROXIMITY TO J13 M3 AND J4 & J5 M27 GIVING MOTORWAY ACCESS TO PORTSMOUTH, BOURNEMOUTH AND SOUTHAMPTON AIRPORTS



TIMINGS BY CAR

M3 Junction 13	< 1 mile	3 mins
M3 Junction 12	2.3 miles	5 mins
M27 Junction 4	2.1 miles	7 mins
M27 Junction 5	2.5 miles	8 mins
Southampton	6.5 miles	19 mins
Basingstoke	26.9 miles	30 mins
Portsmouth	21.1 miles	32 mins
Reading	42.2 miles	59 mins
Bristol	98.8 miles	1hr 39 mins
London	75.1 miles	1hr 41 mins

Ports

Southampton	7.3 miles	22 mins
Portsmouth	20.9 miles	32 mins
Poole	38.5 miles	57 mins
Bristol Avonmouth/Portbury docks	106 miles	1hr 43 mins
Folkestone	139 miles	2hr 22 mins
Dover	144 miles	2hr 23 mins
Felixstowe	174 miles	2hr 57 mins
Plymouth	153 miles	3hr 21 mins

Airports

Southampton	2.7 miles	9 mins
Bournemouth	28.7 miles	37 mins
Heathrow	56.8 miles	55 mins
Oxford	68.3 miles	1hr 14 mins
Gatwick	82.8 miles	1hr 25 mins
Bristol	107 miles	1hr 59 mins

Source: Google

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed direct from the landlord.

EPC

B (26)

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



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