

# TPark SOUTHAMPTON



PANATTONI



**TO LET**  
**AVAILABLE Q2 2027**

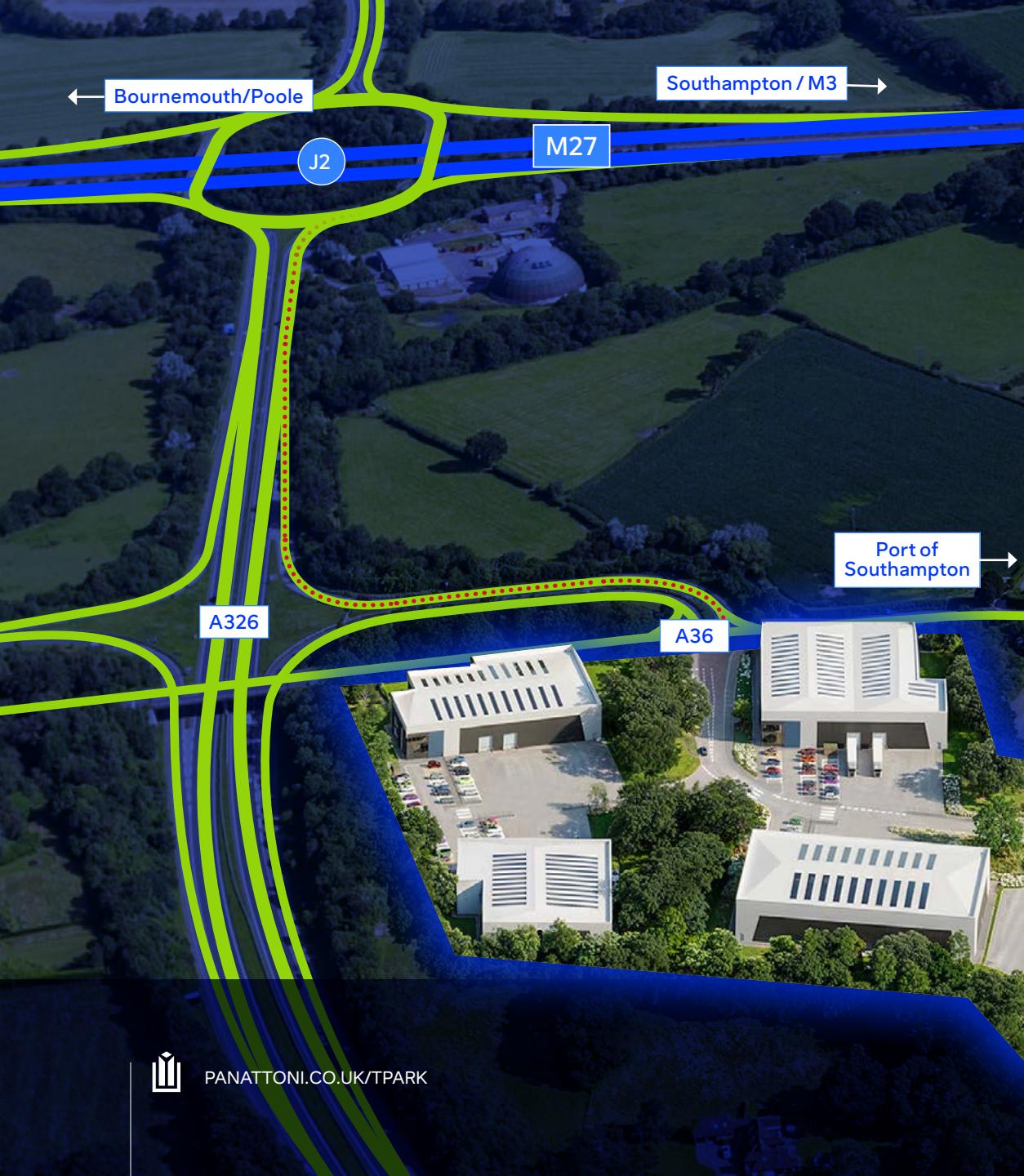
5 detached new Grade-A  
speculative build industrial  
/logistics units from

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

[PANATTONI.CO.UK/TPARK](http://PANATTONI.CO.UK/TPARK)

J2 M27 \ Salisbury Rd \ Totton  
Southampton \ SO40 2QT  
what3words // infuses.move.speedily





## IMMEDIATELY ADJACENT TO J2 M27



**Gateway location**  
Highly prominent

**15 mins**  
Southampton Port



**Direct access**  
A36 & A326

**1 min**  
J2 M27



**6 million**  
Consumers  
within 60 mins



**15 mins**  
Southampton  
City Centre

**40 mins**  
Portsmouth  
Centre

**45 mins**  
Poole  
Centre

**2 hrs**  
London

**TPark**  
SOUTHAMPTON

**NEED A TAILORED  
BUILD? ACT NOW!**

For a limited time, TPark Southampton  
can adapt unit sizes, internal layouts and  
specifications to meet your exact needs.

**Early engagement is critical:  
contact the agents today.**



PANATTONI.CO.UK/TPARK

# 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.

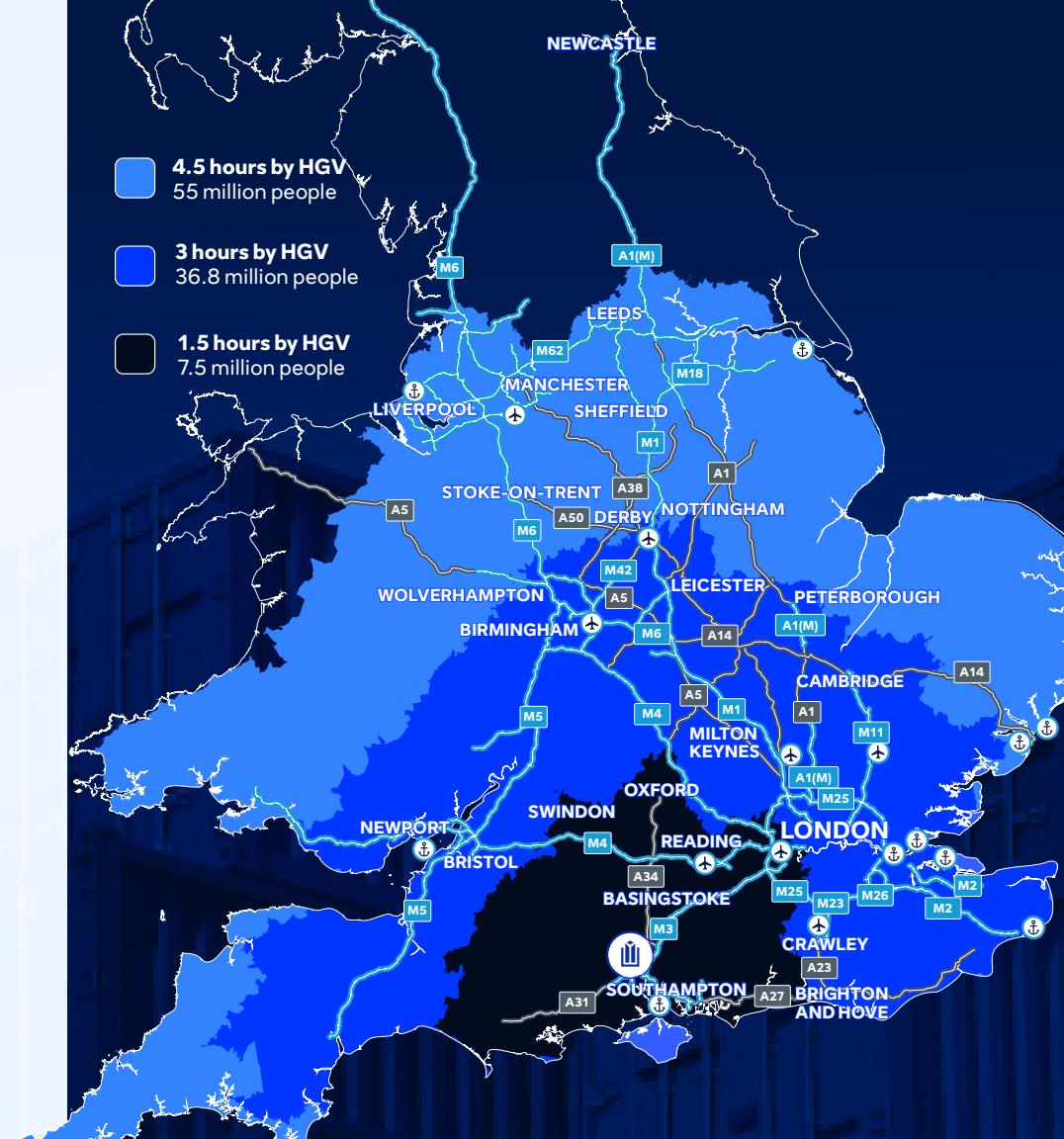
With excellent road links and proximity to Southampton Port, the UK's second largest container port, it provides fast access to consumers, industry, and defence supply chains, plus global markets.

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.

<b>T99</b>	<b>sq ft</b>	<b>sq m</b>
Warehouse	92,151	8,561
Offices	7,492	696
<b>Total (GEA)</b>	<b>99,642</b>	<b>9,257</b>

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

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

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

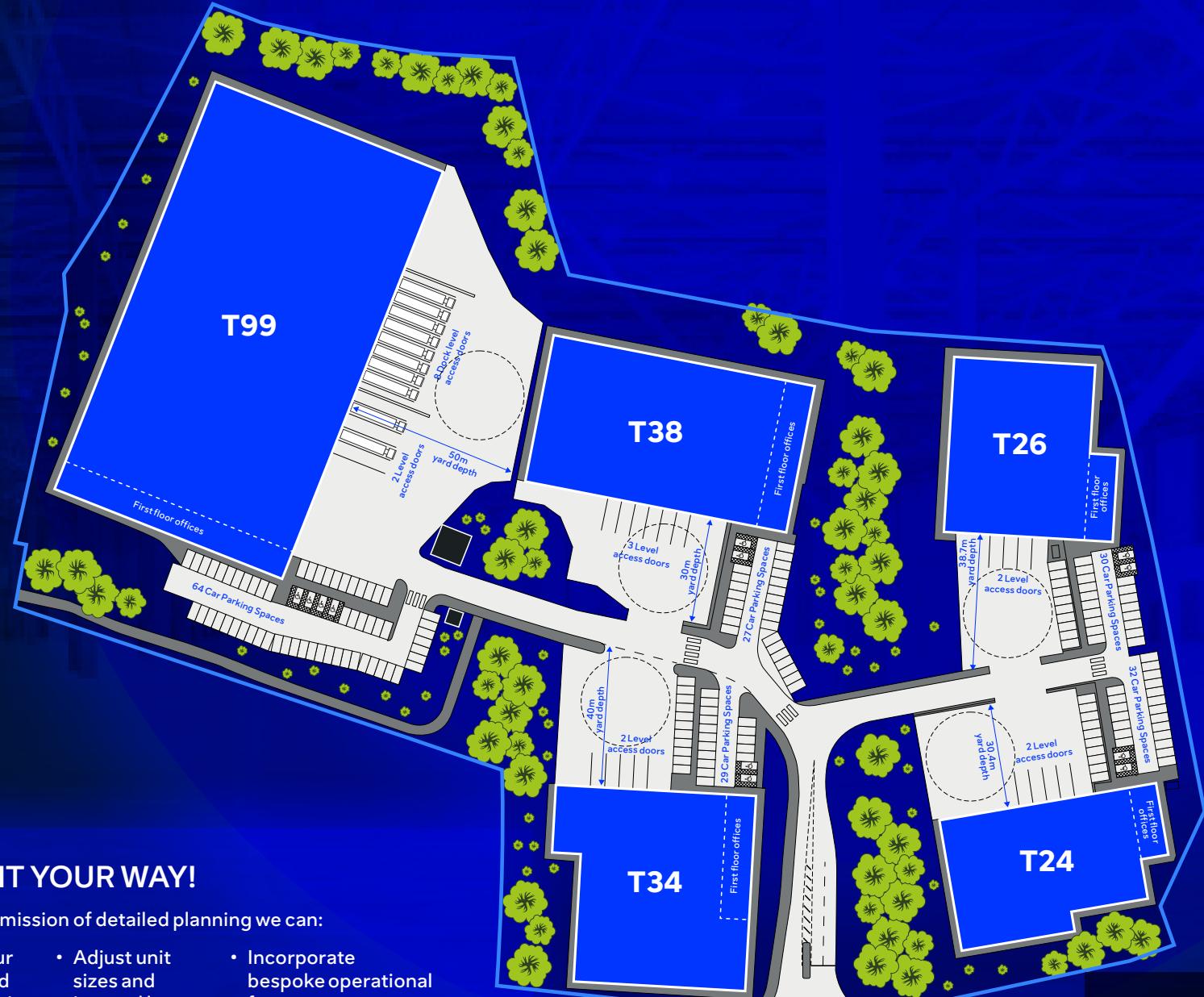
<b>T24</b>	<b>sq ft</b>	<b>sq m</b>
Warehouse	22,033	2,046
Offices	2,691	250
<b>Total (GEA)</b>	<b>24,714</b>	<b>2,296</b>

## BUILD IT YOUR WAY!

Before submission of detailed planning we can:

- Tailor your base build specification
- Adjust unit sizes and internal layouts
- Incorporate bespoke operational features

Remember, this is a time-limited offer.  
For more information, contact the agents today.



PANATTONI.CO.UK/TPARK

# GRADE-A BASE SPECIFICATION

 <b>Up to 12.5m</b> CLEAR INTERNAL HEIGHT	 <b>15%</b> ROOF LIGHTS	 <b>50kN/m<sup>2</sup></b> FLOOR LOADING
 <b>FM2</b> FLOORING	 <b>UP TO 50m</b> YARD DEPTH	 <b>SECURE</b> YARD
 <b>SEPARATE</b> CAR PARKS	 <b>20%</b> EV CHARGING POINTS	 <b>CYCLE</b> 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

 **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

## 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



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.



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Port of  
Southampton

TPark  
SOUTHAMPTON

A36

A326

Southampton / M3

M27

J2

Bournemouth/Poole



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, Panattoni Park Totton provides rapid access to the Port of Southampton, Portsmouth Naval Base, and the wider South Coast region.

All enquiries:



Alex Gauntlet  
agauntlett@vailwilliams.com  
07584 657 826

Bryony Thompson  
bthompson@vailwilliams.com  
07741 145 629

Russell Mogridge  
rmogridge@vailwilliams.com  
07815 737 175



Daniel Rawlings  
drawlings@lsh.co.uk  
07702 809 192

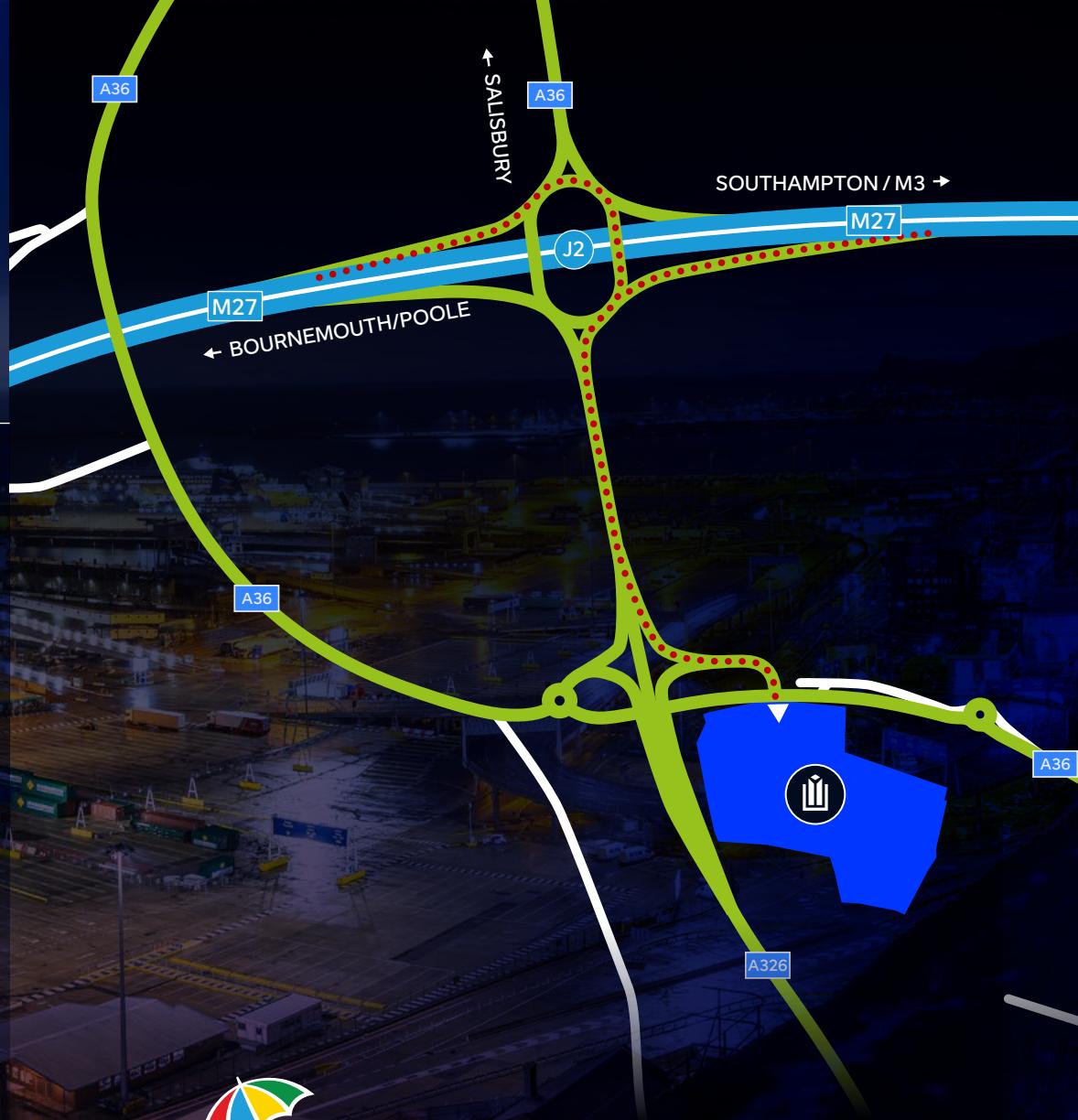
Luke Mort  
lmort@lsh.co.uk  
07591 384 236

Elise Evans  
eevans@lsh.co.uk  
07703 393 120



Melinda Cross  
melinda.cross@jll.com  
07748 267 748

Oliver Hockley  
oliver.hockley@jll.com  
07704 687 459



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