RENTS FROM £6 PSF*
*SUBJECT TO TERMS BEING AGREED

NURSLING 8B

MODERN DISTRIBUTION WAREHOUSE

20,458 SQ FT | AVAILABLE NOW

NURSLING INDUSTRIAL ESTATE | SOUTHAMPTON | SO16 0YU

MODERN SOUTH COAST DISTRIBUTION FACILITY

PRIME LOCATION

20,458 SQ FT

£6.00 PSF*

PROXIMITY TO M271 & M27

SECURE YARD

20,458 sq ft (1,900.6 sq m) warehouse accommodation available now.

*Subject to terms being agreed.



BUILT FOR LOGISTICS

Unit 8B, Oriana Way is a purpose-built storage and distribution unit of portal frame construction with brick and profile clad elevations. The property provides a large warehouse with two level access loading doors, together with ground and first floor office accommodation. The unit has recently undergone refurbishment, including a new roof, new loading doors, an epoxy-coated warehouse floor, recoated cladding and fully fitted offices with air conditioning, and benefits from a generous yard and ample parking.

Size (Sq Ft)
20,458

Level Access
2 DOORS

Clear Height
6.4M

EV Charging
1

Power Supply
69 KVA
100A three-phase with capacity to upgrade

Car Parking
5

NEWLY REFURBISHED

Roof Lights
10%

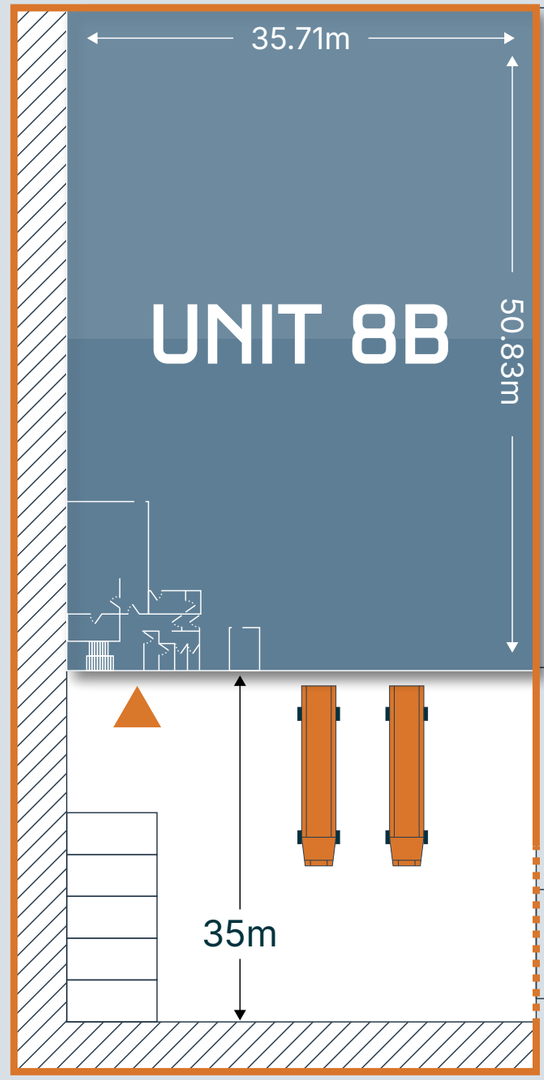
EPC
B

AIR CONDITIONING

NEW ROOF

SECURE YARD

FIRST FLOOR OFFICES



Unit 8B	Sq Ft	Sq M
Warehouse	19,444	1,806.4
First Floor Offices	1,014	94.2
Total	**20,458**	**1,900.6**

Indicative GIA

Entrance

Level Access Doors

Green area


TOPAZ
ASENDIA
SOUTHAMPTON
TELEPHONE ENGINEERING CENTRE
ORDNANCE SURVEY
MACK
SOUTHAMPTON DOCKS
UNIT 8B
M271
GREGORY DISTRIBUTION
BIKE IT
LIDL
TW METALS
JOHN LEWIS
B&Q
CCF
EVRI
ENTRANCE
FLOWER VISION
MERCEDES-BENZ
ONE STOP
FEDEX

6.4m clear height & 2 electric loading doors





Newly refurbished
spacious warehouse



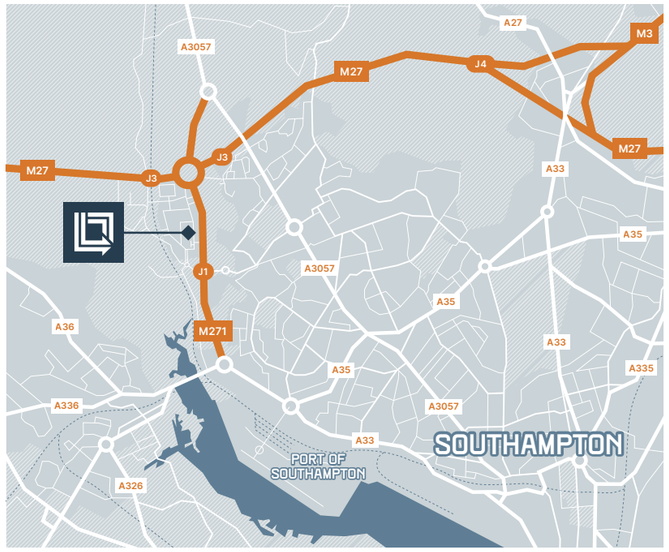
First floor office with
full air conditioning

PORT ACCESS. NATIONAL REACH.

Situated within the Nursling Industrial Estate Southampton's premier distribution hub, unit 8B offers exceptional connectivity just three miles north of the city.

The site adjoins the M271 and sits within a mile of Junction 3 of the M27, providing seamless access to London via the M3, and the Midlands and North via the A34.

Additionally, Southampton Central offers direct rail links to London Waterloo in roughly 80 minutes, ensuring an easy commute.



Google Maps | /// What3Words

ROAD

	Miles	Mins
M271	1	3
M27	1.9	5
M3	5.6	8
A34	15	16

AIR

	Miles	Mins
Southampton Airport	7	12
Heathrow Airport	65	1hr 5m
Brighton City Airport	62	1hr 15m
Gatwick Airport	89	1hr 25m

RAIL

Travel times from Southampton Central	Mins
London Waterloo	45
Oxford	1hr 22m
Brighton	1hr 45m
Bristol	1hrs 55m

SEA

	Miles	Mins
DP World Southampton	3	9
Portsmouth International Port	25	35
Avonmouth Dock	111	1hr 50m
London Gateway Port	120	2hrs



27% of local population are between 20 - 34

28.6% of the workforce are employed in logistics and manufacturing sectors

80% - 85% of the population can be reached within a 4hr HGV drive time

TERMS

The unit is available via a full repairing and insuring lease, for a term of years to be agreed. Further information, including rent is available on request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

LEGAL COSTS

Both parties to pay their own legal costs.

CONTACT

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NURSLING 8B

Further information – to include energy performance certificates and data site access is available upon request. Dowley Turner Real Estate LLP and TDBRE on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correcatness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP and TDBRE has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2026.