



NURSLING 8B

**MODERN DISTRIBUTION
WAREHOUSE**



20,458 SQ FT | AVAILABLE NOW

NURSLING INDUSTRIAL ESTATE | SOUTHAMPTON | SO16 0YU

MODERN SOUTH COAST DISTRIBUTION FACILITY



PRIME
LOCATON



20,458
SQ FT



PROXIMITY TO
M271 & M27



SECURE
YARD

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

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



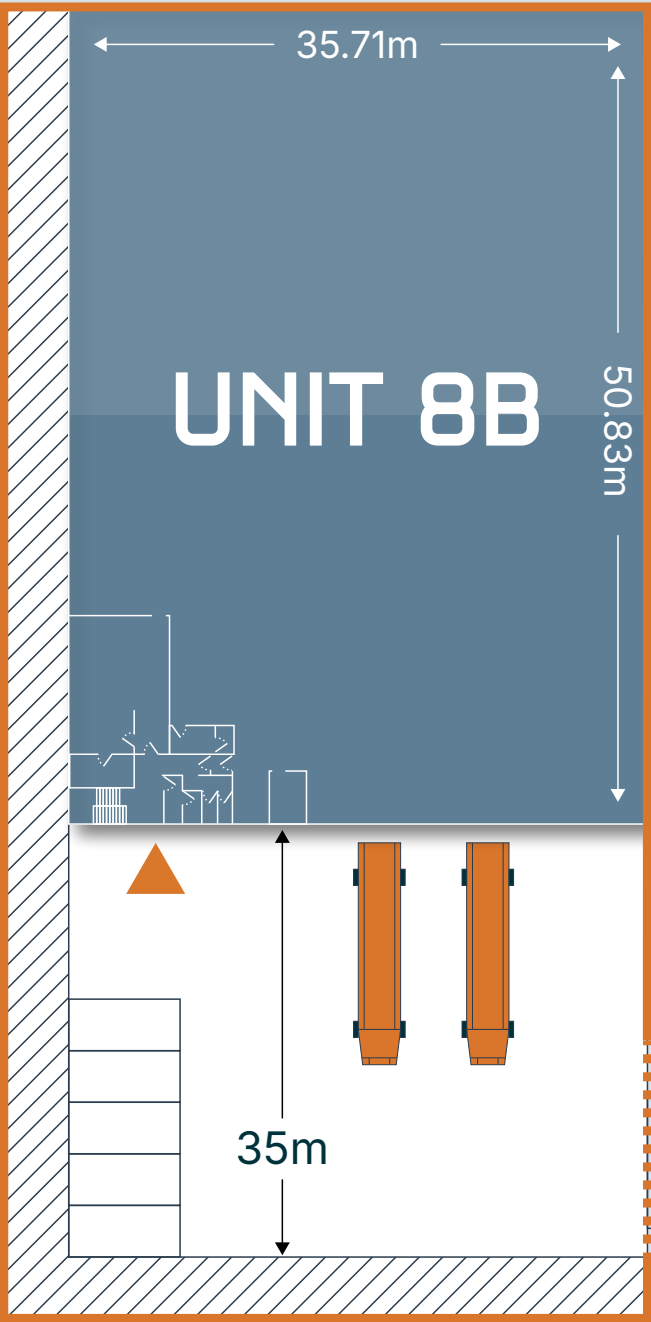
NEW ROOF



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



Entrance



Level Access Doors



Green area

Indicative GIA



ASENDIA

TELEPHONE ENGINEERING CENTRE

MACK

GREGORY DISTRIBUTION

JOHN LEWIS

FLOWER VISION

TOPAZ

SOUTHAMPTON

ORDNANCE SURVEY

SOUTHAMPTON DOCKS

BIKE IT

LIDL

TW METALS

B&Q

CCF

EVRI

ENTRANCE

MERCEDES-BENZ

ONE STOP

FEDEX

UNIT 8B

M271



6.4m clear height & 2 electric loading doors



Newly refurbished
spacious warehouse



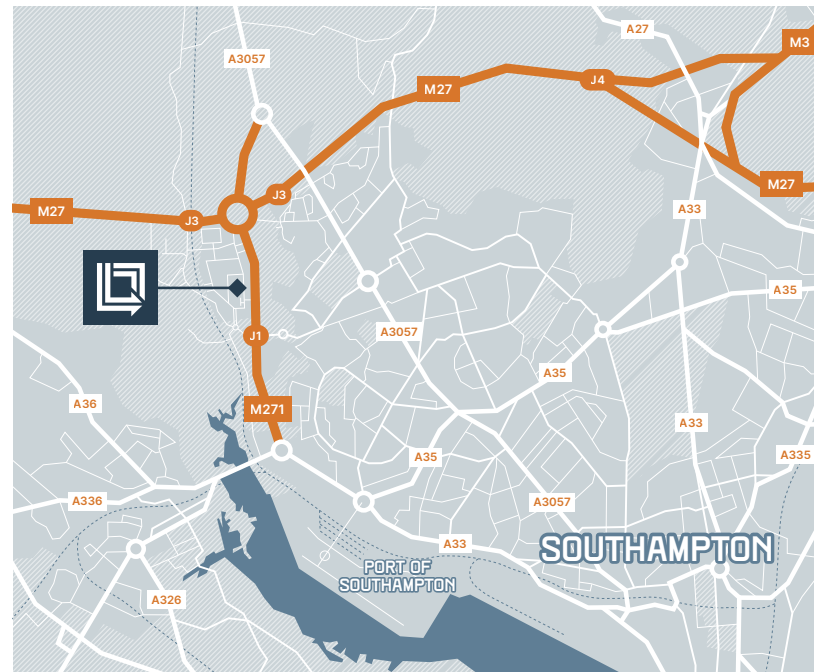
First floor office with
full air conditioning

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.



ROAD

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

RAIL

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

AIR

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

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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