NURSLING 42A

MODERN STANDALONE DISTRIBUTION WAREHOUSE

19,393 SQ FT | AVAILABLE NOW

NURSLING INDUSTRIAL ESTATE | SOUTHAMPTON | SO16 0YU

MODERN SOUTH COAST DISTRIBUTION FACILITY

PRIME LOCATION

19,393 SQ FT

PROXIMITY TO M271 & M27

SECURE YARD

19,393 sq ft (1,802 sq m) warehouse accommodation available now.



BUILT FOR LOGISTICS

Unit 42A, Oriana Way is a standalone distribution facility designed for modern logistics. The building features a high-spec steel portal frame wrapped in a contemporary silver micro-rib finish. The property includes a two-storey office, featuring a signature entrance with white cladding and blue-tinted double glazing. These high-quality workspaces come fully move-in ready, complete with climate-controlled gas central heating, recessed lighting, carpets and the added safety of an integrated sprinkler system throughout.

Size (Sq Ft)
19,393

Level Access
2 DOORS

Clear Height
7.64M

HGV Parking
3

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

EV Charging
1

Car Parking
49

EPC
B

Roof Lights
8%

AIR CONDITIONING

FULLY FITTED KITCHENS

SECURE YARD

TWO STOREY OFFICES



Unit 42A	Sq Ft	Sq M
Warehouse	17,466	1,623
First Floor Offices	1,927	179
Total	**19,393**	**1,802**

Indicative GIA

Entrance

Level Access Doors

Green area


TOPAZ
ASENDIA
SOUTHAMPTON
TELEPHONE ENGINEERING CENTRE
ORDNANCE SURVEY
MACK
SOUTHAMPTON DOCKS
GREGORY DISTRIBUTION
BIKE IT
LIDL
TW METALS
JOHN LEWIS
B&Q
CCF
EVRI
FLOWER VISION
MERCEDES-BENZ
ONE STOP
FEDEX
ENTRANCE
M271
UNIT 42A

7.64m clear height & 2 electric loading doors





Spacious warehouse with roof lighting and secured yard



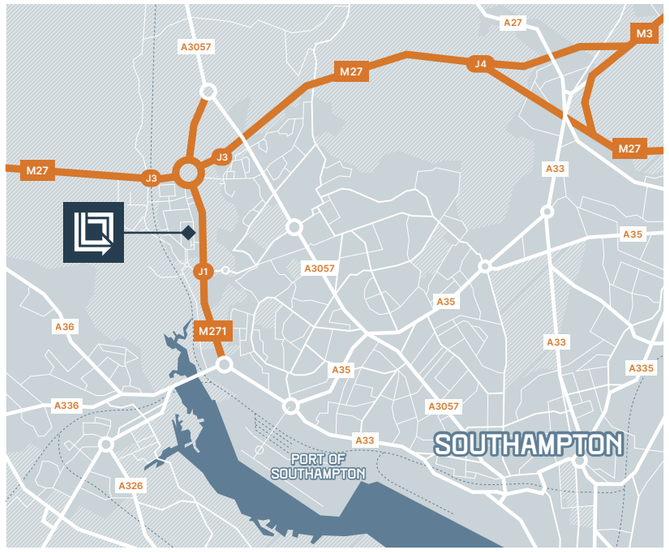
First floor office with full air conditioning and window line

PORT ACCESS. NATIONAL REACH.

Situated within the Nursling Industrial Estate Southampton's premier distribution hub, unit 42A 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 42A

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