

NURSLING INDUSTRIAL ESTATE
MAURETANIA ROAD, NURSLING SO16 0YS

Available Q4 2024

NURSLING
135

135,280 Sq Ft
Net Zero Carbon,
Prime Warehouse Facility
Targeting BREEAM 'Outstanding'



Outstanding Efficient Green



Nursling 135 is a brand new, strategically positioned EPC A+ industrial / warehouse development and moments from the Port of Southampton.

NURSLING 135



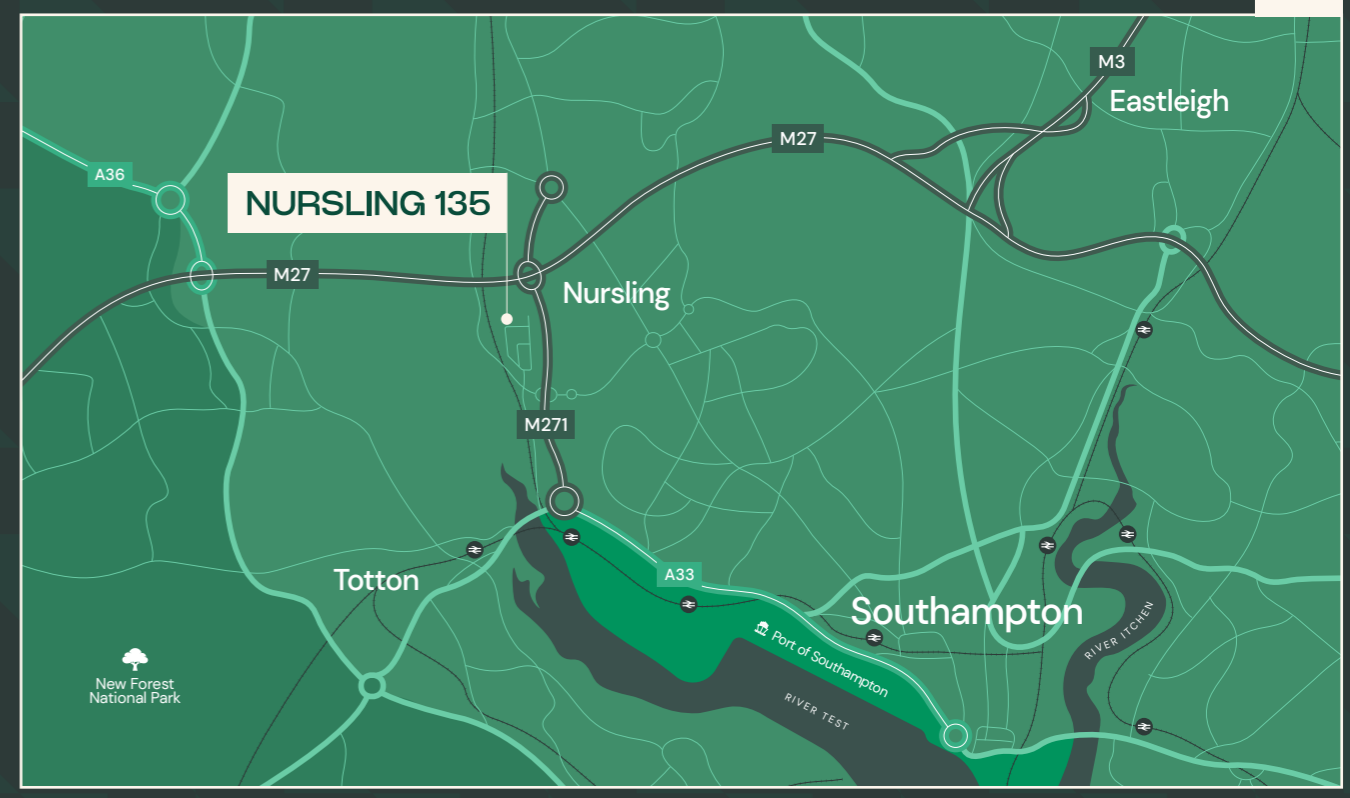
Premier Distribution Location

Nursling 135 strategically positioned within a crucial industrial and logistics zone, stretching from the M27 to the Port of Southampton.

M271 Junction 1	0.6 miles	2 mins
M27 Junction 3	1.4 miles	4 mins
M3 Junction 13	5.7 miles	9 mins
Southampton	5 miles	15 mins
Portsmouth	25 miles	30 mins
Central London	75 miles	85 mins
Southampton Port	5 miles	14 mins
Portsmouth Intl Port	25 miles	29 mins
Southampton Airport	7 miles	11 mins
Heathrow Airport	65 miles	75 mins
Gatwick Airport	85 miles	105 mins

Drive time mins from Nursling 135

	0-60
	60-120
	120-180
	180 +



Aerial

- | | | | | | |
|-------------------------|----------------------|-----------------------------|------------------------|--------------------------|-----------------|
| 1. Tesco | 6. RIVUS | 11. GXO | 16. Metabo | 21. DFS | 26. Holiday Inn |
| 2. SIG | 7. Asendia | 12. Ordnance Survey | 17. Specialist Sports | 22. Dependable Logistics | 27. Lidl |
| 3. Gregory Distribution | 8. Mack Distribution | 13. Nursling Resouce Centre | 18. Youngs Transport | 23. B&Q | 28. CCF |
| 4. TNT | 9. TW Metals | 14. DX | 19. Meachers Logistics | 24. David Lloyd | 29. John Lewis |
| 5. SDC Trailers | 10. CLF Distribution | 15. TNT | 20. Meachers Logistics | 25. Lidl | 30. Evri |



Southampton

Port of Southampton

Port of Southampton

Nursling

Route to M27

NURSLING 135

M27

M271

M27 J3

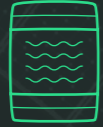
NURSLING 135



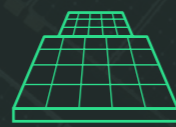
Net-Zero Capability



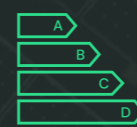
Target BREEAM 'Outstanding'



Rainwater harvesting



PV Panels generate approx 153,372 kWh per annum of electricity \approx £47,545/year at current energy costs



EPC A+ Rating



12 no. EV charging points



2 level access / 10 dock level loading doors



Secure yard



20 HGV parking spaces



15m clear height



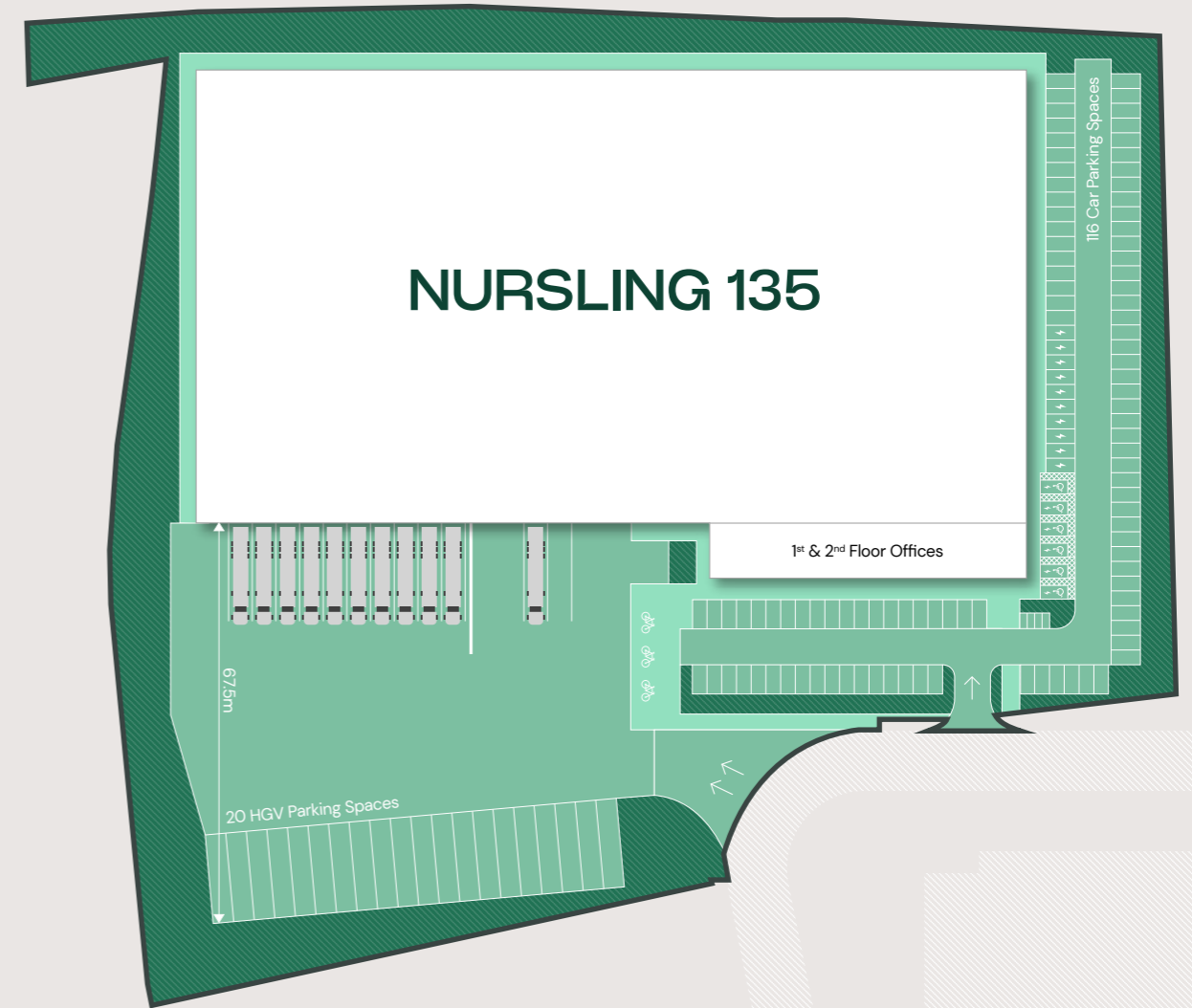
67.5m max yard depth



500KVA power supply



50 Kn/m² floor loading



	GEA sq m	GEA sq ft
Warehouse	11,248	121,070
GF Core	104	1,120
Office FF	608	6,545
Office SF	608	6,545
Total	12,568	135,280

DTRE

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DEVELOPMENT TEAM

GRAFTONGATE

Graftongate is a commercial real estate investor and developer specialising in industrial and logistics developments. They work with occupiers, landowners, institutional funding partners, and invest with their own balance sheet. Graftongate has a strong reputation for delivering high-quality industrial and logistics projects, with a total end value surpassing £1 billion.

BRIDGES

Fund Management

Bridges, a specialist private markets investor, has been investing in solutions for over 20 years to support the transition to a more inclusive and sustainable economy. They are driven by the conviction that building a better future for people and the planet is an opportunity to create lasting economic value. Some people call this impact investing, but Bridges sees it as the future of all investing.

Further information – to include energy performance certificates and data site access is available upon request.

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