



Unit 22 Oriana Way, Nursling Industrial Estate, Nursling SO16 0YU

TO LET

Detached High Bay Warehouse Unit with
Two Secure Yards

**112,638 Sq Ft
(10,464 Sq M)**

Unit 22 Oriana Way, Nursling Industrial Estate, Nursling SO16 0YU

DESCRIPTION

The Property comprises a detached high bay warehouse of steel portal frame construction under a profile metal roof with translucent panels with two a storey office block accessed via a link building. Loading and yard areas are accessed via the east and west elevations from Oriana Way and Majestic Road. c. 60 parking space are provided to the front of the Property again accessed from Oriana Way.

- ✔ To Be Refurbished - Available Q1 2025
- ✔ Two Secure Yard Areas
- ✔ 10.5m Eaves Height
- ✔ 4 Level Access Loading Doors with Large External Canopy
- ✔ 5 Dock Level Loading Doors
- ✔ Grade A Offices



LOCATION

Unit 22 is located on Oriana Way which is part of Nursling Industrial Estate, situated to the north-west of Southampton and arguably Southampton's most established and best-connected warehouse location excluding the airport. Junction 1 of the M271 is adjacent to the estate and also provides direct access to J3 of the M27 which in turn leads to J14 of the M3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	97,242	9,034
Office & Link	9,336	867
Mezzanine	6,060	563
Total	112,638	10,464

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

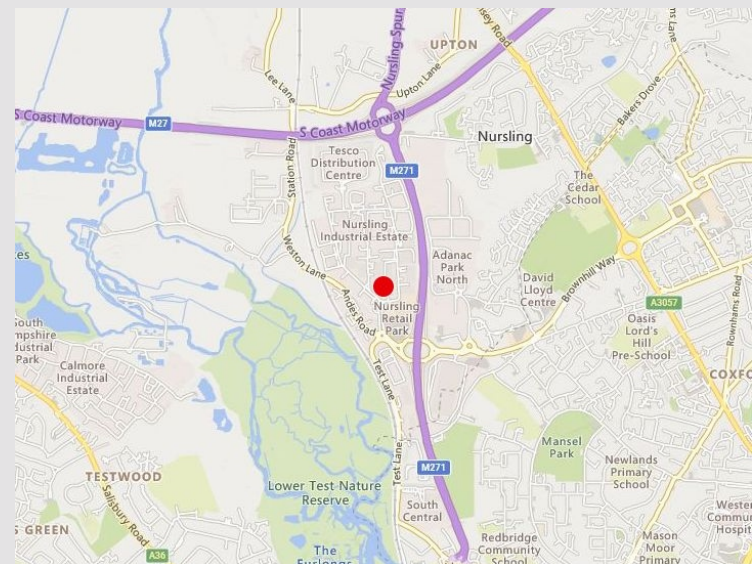
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

EPC

Office Building: C (73) & Warehouse Unit: D (81).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 26-Mar-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk

Elise Evans
07703 393120
eevans@lsh.co.uk

Matt Poplett
07971 824525
matt@hlp.co.uk