



Unit 10 Oriana Way, Nursling Industrial Estate, Nursling Southampton SO16 0YU

TO LET

Detached Industrial/Warehouse Unit
with Large Secure Yard

61,044 Sq Ft
(5,671 Sq M)

DESCRIPTION

The premises comprise a detached purpose-built distribution centre, which benefits from its own large secure concrete yard. The unit has a covered loading area with six dock level loading doors and one level access loading door. The covered loading area is accessed via six electric roller shutter loading doors off the loading apron and there are integral ground and first floor offices and male and female WCs.

- ✓ 6.88m Eaves Height
- ✓ 6.5m to Haunch, Rising to 9.4m at the Ridge
- ✓ 3 Phase Power
- ✓ High Bay & Strip Lighting
- ✓ Gas Central Heating
- ✓ 52 Allocated Car Parking Spaces



LOCATION

The unit is strategically located adjoining the M271 on the Nursling Industrial Estate, Southampton's prime distribution centre. Junction 3 of the M27 is within one mile providing direct access to London via the M3 as well as the Midlands and North via the A34. Dock Gate 20 of Southampton Port is 2.7 miles away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	57,614	5,352
Ground Floor Office	1,715	159
First Floor Office	1,715	159
Total	61,044	5,671

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

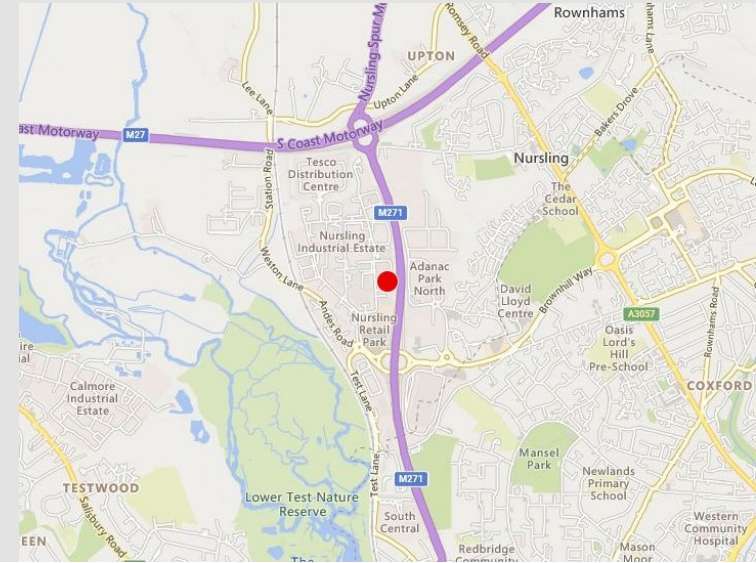
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new lease, rent and terms on application.

EPC

The Energy Performance Asset Rating is C (51).



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 the 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 15-Feb-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



Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com