

TO LET

Warehouse/ **Logistics Property**

TO BE REFURBISHED

18,078 sq ft
(1,679.4 sq m)

Unit 4
Mauretania Road

Southampton

Nursling Industrial Estate
SO16 0YS

/// What 3 Words
maple.dining.shine

Location

The property is strategically located close to Junction 1 of the M271 on the Nursling Industrial Estate, Southampton's premier distribution centre. Junction 3 of the M27 is within 1 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 within 2 miles.

Description

Unit 4 is a mid-terrace warehouse unit with integral ground floor offices. To the front is a forecourt with parking. The unit is of steel portal frame construction with brick and block elevations under a pitched roof incorporating translucent roof light panels. The Yard depth is 14.99m.



Southampton Docks

Nursling Rescource Center

Bike it

Youngs Transport

David Lloyd Southampton



Dependable Logistics

B&Q



Meachers Global Logistics

Meachers Global Logistics

UNIT 4



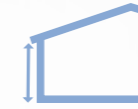
*Image from archive

Property Features

Warehouse:



Insulated profile metal sheet roof



6.08m eaves height



Insulated sectional electronic roller shutter 5m (w) x 4.6m (h)



Delcote silver overcoat cladding panels



Recoat portal frame & block work warehouse walls



High Bay LED Lighting

Offices:



Ground floor open plan offices



LED lighting & suspended ceiling

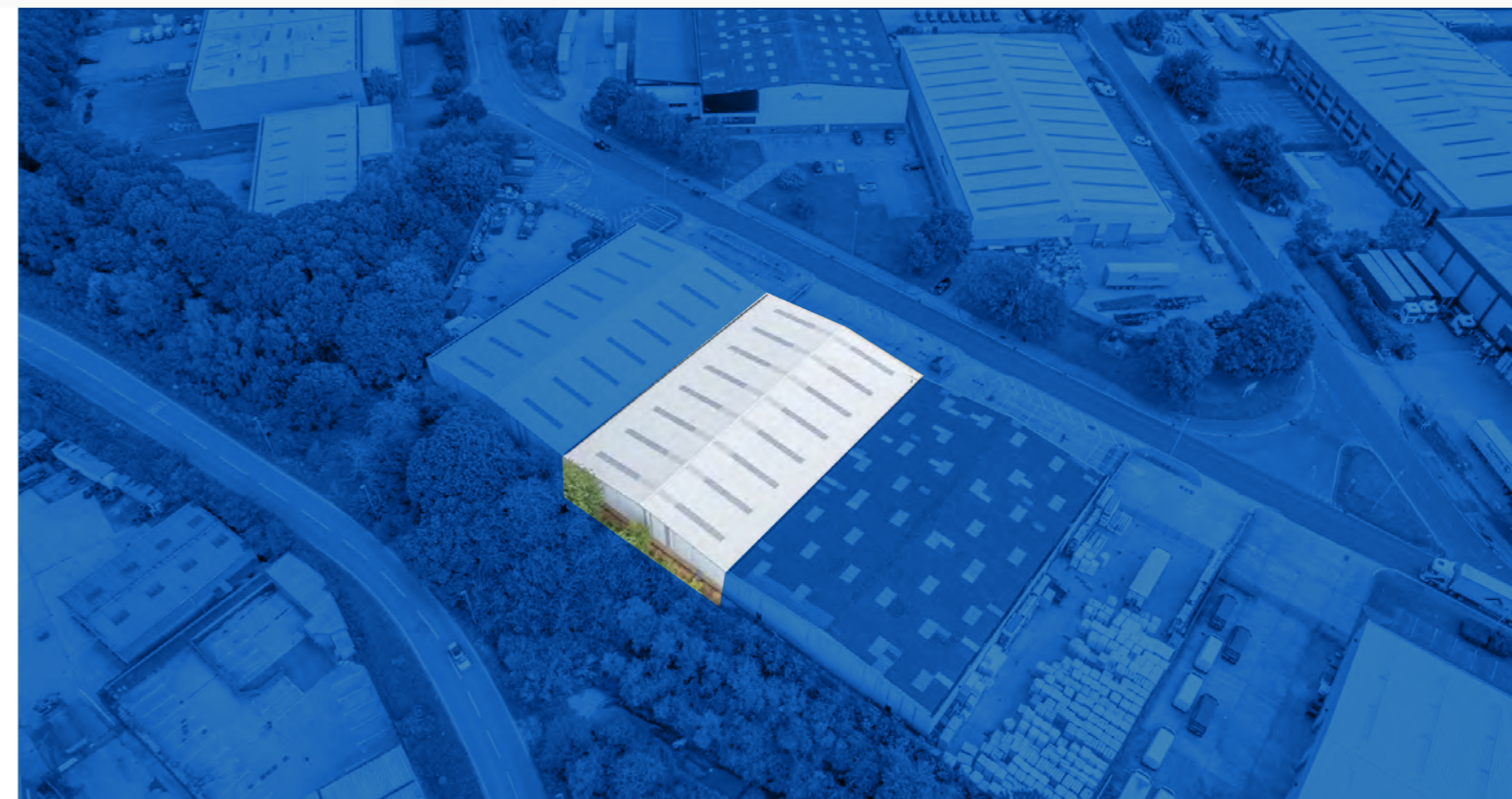


Cloakroom and Kitchenette Facilities

Ground Floor & Ancillary	16,447 sq ft	1,527.9 sq m
Mezzanine	1,631 sq ft	151.5 sq m
Total	18,078 sq ft	1,679.4 sq m



*Image from archive

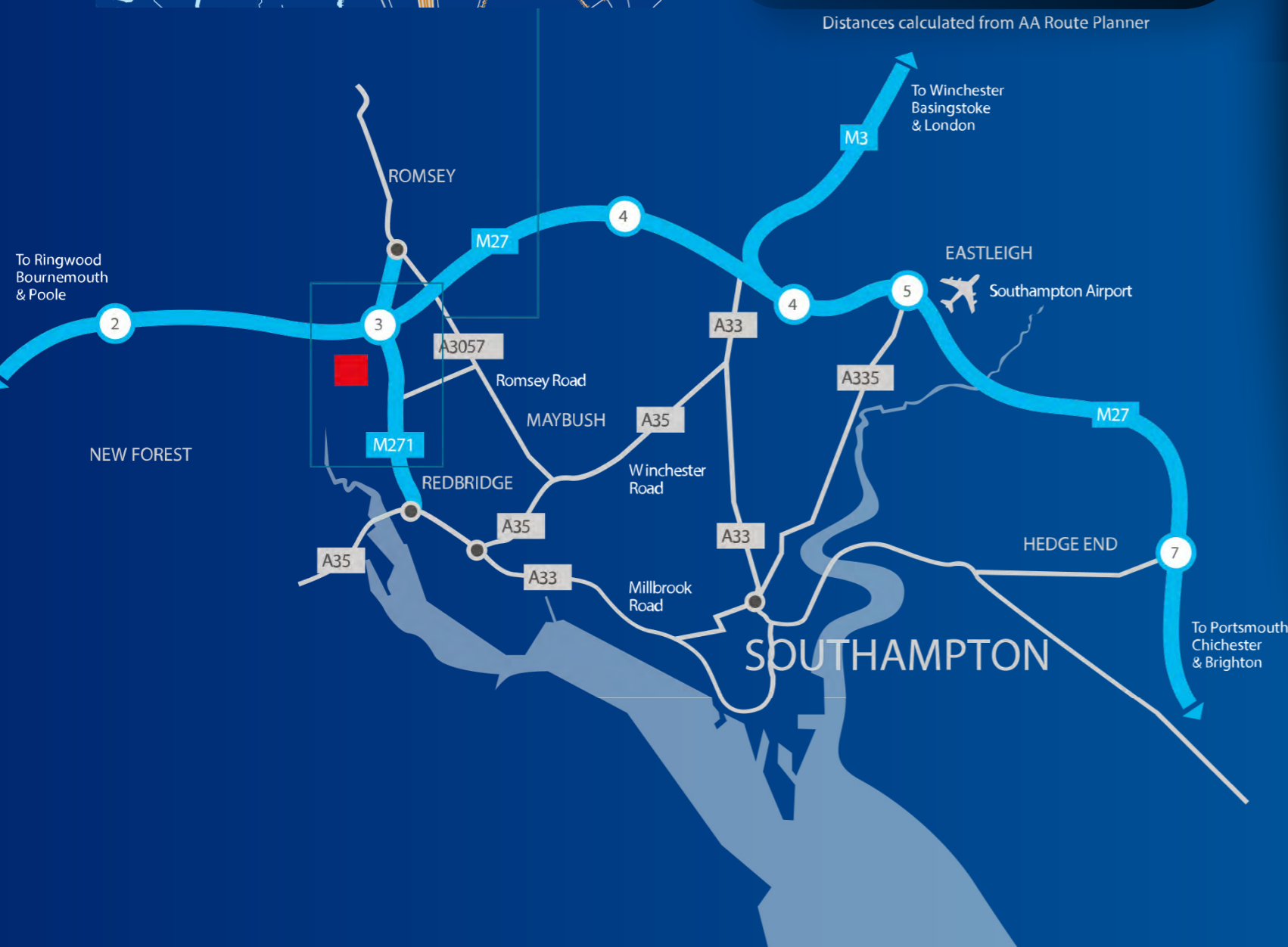




Distances from Unit 4 Mauretania Road to:

- Junction 3 M27: 1 mile
- Southampton Docks: 2.5 miles
- Southampton City Centre: 4.8 miles
- Portsmouth City Centre: 25,4 miles
- London City Centre: 81 miles

Distances calculated from AA Route Planner



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

Rateable Value: £142,000
 Rating Assessment Source - www.voa.gov.uk Uniform Business Rate is 51.2p (2023/2024). Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

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

Rent

£180,000 per annum exclusive.

Energy Performance Certificate C-60

Viewing and further information

Viewing strictly by prior appointment with the joint sole agents:



Adrian Whitfield
 M: 07901 558 730
adrian.whitfield@realest.uk.com



Dan Rawlings
 M: 07702 809192
drawlings@lsh.co.uk

Luke Mort
 M: 07591 384 236
lmort@lsh.co.uk

Misrepresentation Act 1985

Lambert Smith Hampton and Realest for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Lambert Smith Hampton and Hellier Langston has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 07/2023. **Brochure by Virtualoom.**