

UNIT



AIRWAYS DISTRIBUTION PARK

WIDE LANE • EASTLEIGH • SO18 2RT

TO LET



PROMINENT MODERN
9M WAREHOUSE UNIT
WITH SECURE YARD



EXCELLENT LOCATION -
VISIBILITY TO M27 AND
ADJACENT JUNCTION 5



32,201 FT²
(2,992 M²)

UNDER REFURBISHMENT

DESCRIPTION

The premises comprise a semi-detached unit constructed with a traditional steel portal frame and clad with insulated profile metal sheet to the elevations and roof. The roof also benefits from approximately 20% roof lights.

The external elevations are part profile metal sheet and brickwork, with powder coated double glazed windows to the offices.

The main estate road, car park to the front of the building and the yard area to the side elevation are block paved. The site boundary to the motorway is protected via a wooden fence and to the rear boundary is a wire mesh fence. The property is to be refurbished, including a new roof.



SPECIFICATION



9.36M EAVES HEIGHT
RISING TO 11.7M
AT THE RIDGE



CLEAR SPAN
WAREHOUSE



2 ELECTRIC
LOADING DOORS
4M (W) X 5.5M (H)



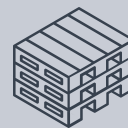
HIGH BAY
LED LIGHTING



OPEN PLAN COMFORT
COOLED OFFICES



TO BE FULLY
REFURBISHED, INCLUDING
A NEW ROOF



CAN ACCOMMODATE 3639
UK PALLET SPACES



35 ALLOCATED FRONT
CAR PARKING SPACES



SECURE
SIDE YARD



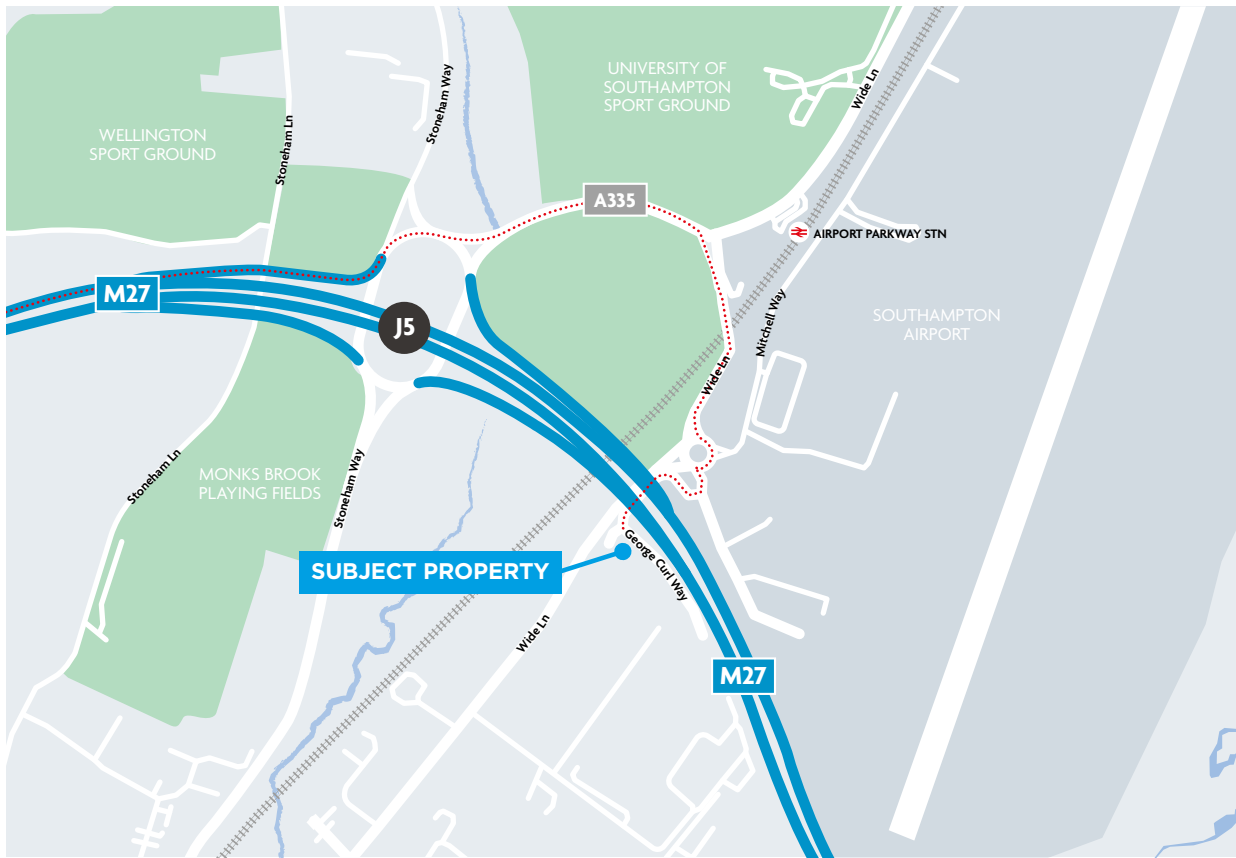
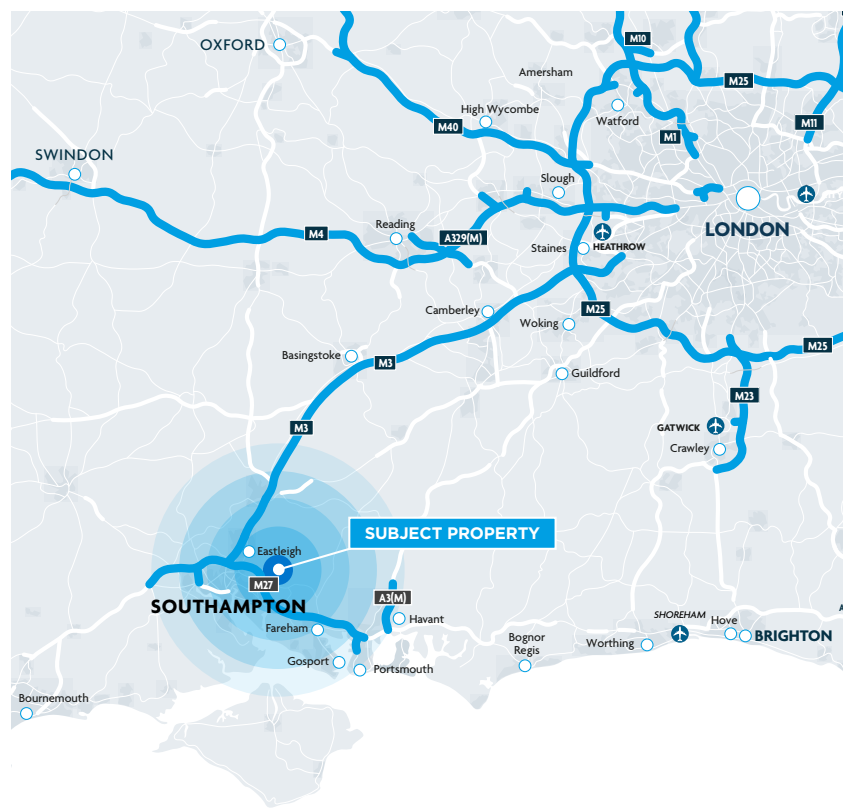
EPC RATING
B48

Floor Area	Sq Ft	Sq M
Warehouse	28,664	2,662.87
First Floor Offices	1,893	175.92
Additional Outbuilding	1,644	152.73
Total (GIA)	32,201	2,991.52

LOCATION

Prime logistics location in Southampton, the building provides a strategic location benefiting from direct access to J5 M27 and being less than 5 miles from the J14 M3.

Public transport links are strong owing to the proximity to Southampton International Airport and Parkway Railway Station, which has direct links to Southampton Central and Waterloo.

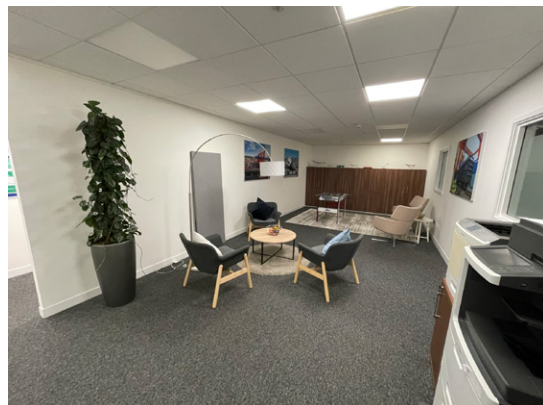


DRIVE TIMES

Destination	Miles
Southampton Airport & Airport Parkway Railway Station	0.2
Junction 5 M27	0.5
Junction 4 M27 (for M3/M25)	15
Port of Southampton Dock Gate 4/Dock Gate 20	4.2/4.9
Portsmouth Continental Port	19.1
A34 (for Midlands/The North)	12.0
London Heathrow Airport	60.4

TERMS

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



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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