



Unit 8b Oriana Way
NURSLING, SOUTHAMPTON, SO16 0YU



TO LET

Industrial/Warehouse Unit with Yard
Excellent Location – Adjacent to M27 Junction 3
20,440 sq ft (1,898.90 m²)

Image taken prior to refurbishment

**Refurbishment
Underway**

**Completion Due
September 2024**

Description

Unit 8b Oriana Way is a purpose built storage and distribution unit of portal frame construction with lower brick and upper profile clad elevations. The unit benefits from a large warehouse accessed via two loading doors with ground and first floor offices. Externally, there is a large yard and ample parking. Due for completion in September 2024, a comprehensive refurbishment of the property is underway to include a new roof, two new loading doors, new Epoxy painted warehouse floor, recoated cladding and fully fitted offices with air conditioning.

Specification

- 6.4m Eaves Height
- New Roof
- Two New Loading Doors (approx. 4.5m wide x 4.8m high)
- New Epoxy Painted Warehouse Floor
- Recoated Cladding
- Yard (approx. 35m x 27m plus car parking areas)
- Fully Fitted Offices with Air Conditioning
- Male & Female WCs on ground floor
- EPC – To Be Reassessed Following Refurbishment



Image taken prior to refurbishment

Floor Area	Sq Ft	Sq M
Ground Floor Main Workshop & Ancillary	19,430	1,805.11
First Floor Office 1	765	71.08
First Floor Office 2	244	22.71
TOTAL (GIA)	20,440	1,898.90





Image taken prior to refurbishment



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.

Terms

The property is available on a new lease with terms on application. The rent is quoted at £12.00 psf on the basis of full refurbishment.

Business Rates

The Rateable Value is £169,000 from April 2023 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Test Valley Borough Council.

Destinations	Miles
Port of Southampton – Dock Gate 20	2.7
Southampton International Airport	7.1
Southampton Airport Parkway	7.1
Southampton	4.9
M3 Interchange	4.6
A34 (for Midlands and the North)	14.5
Heathrow Airport	63
Central London	81



Unit 8b Oriana Way, Nursling, Southampton

SAT NAV: SO16 0YU

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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