

SOUTH CENTRAL

TEST LANE NURSING • SOUTHAMPTON • SO16 9JX



ON SITE
NOW



205,935 SQ FT INDUSTRIAL/LOGISTICS DEVELOPMENT

GRADE A DETACHED UNITS OF 39,075, 49,965 AND 116,895 SQ FT

ADJACENT J3, M27/M271 AND SOUTHAMPTON PORT



SOUTH CENTRAL

- Three Grade A detached units each with secure yard
- Premier Distribution Centre at Gateway to Southampton Port
- Located adjacent to M271/J3, M27

SOUTHAMPTON PORT

South Central is strategically located within 2.5 miles of Dock Gate 20 the UK's number one port. Set on over 726 acres, it is the second largest and most productive container port in the UK and is number one for vehicle handling. It is also Europe's leading cruise port operated by DP World. *(Source ABP website)*

PLANNING














Each unit has planning permission for Class B8, suitable for storage and distribution use and Unit 2 also has Class B1(c), suitable for light industrial use. All units have 24/7 hours of use.

DELIVERY

Established in 2015, Peel Logistics Property is a specialist UK logistics and industrial property business. The full service platform develops, manages and owns prime-grade UK logistics and industrial properties.

NEW & IMPROVED ACCESS TO TEST LANE

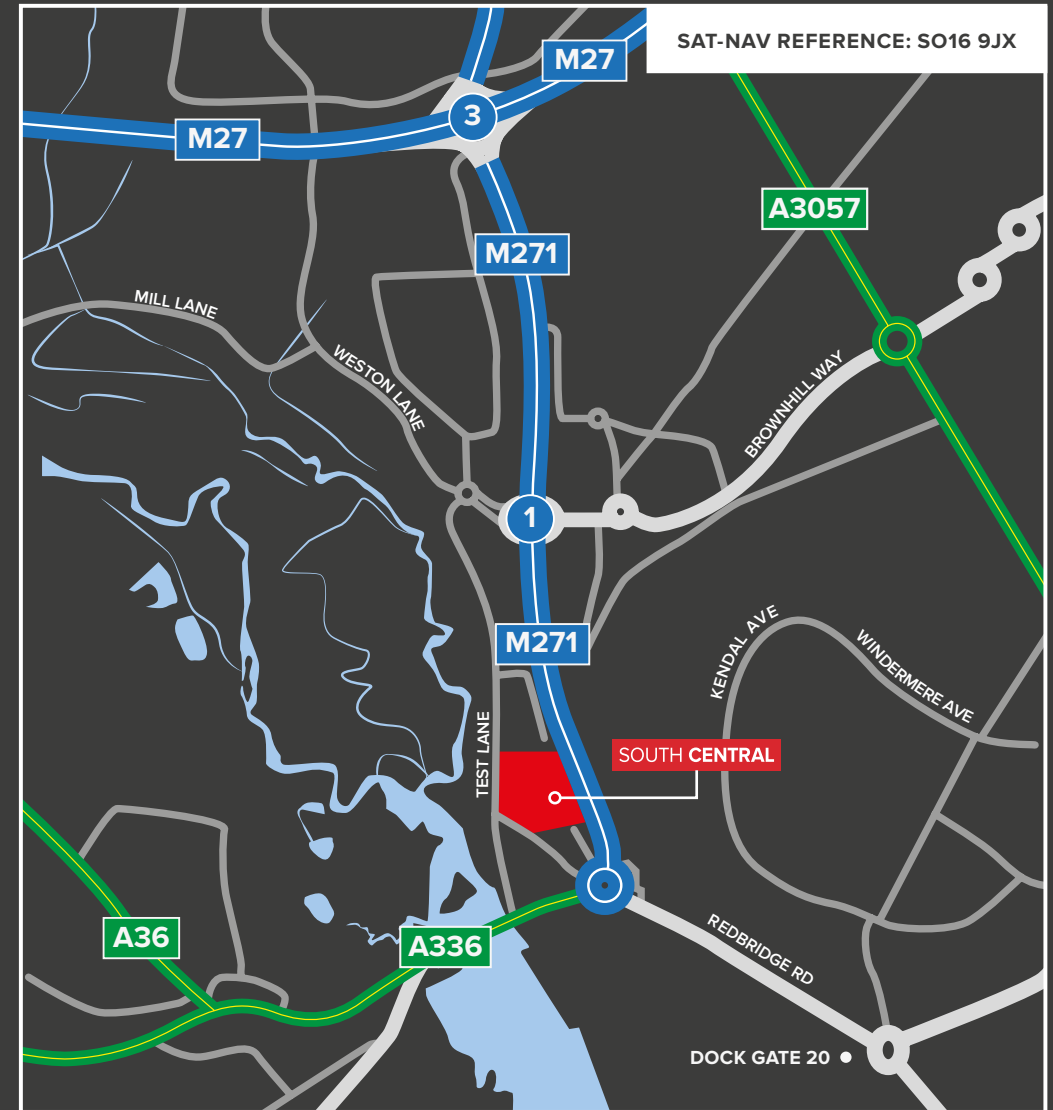


-  **THREE MODERN LOGISTICS/ DISTRIBUTION UNITS**
-  **SCY SELF CONTAINED YARDS**
-  **50 KN/M² WAREHOUSE FLOOR LOADING**
-  **11M CLEAR INTERNAL HEIGHT**
-  **B8 DETAILED CONSENT GRANTED (UNITS 1, 2 & 3)**
-  **B1c DETAILED CONSENT GRANTED (UNIT 2)**
-  **LEVEL ACCESS**
-  **DOCK LEVELLERS**
-  **FULL ACCESS RAISED FLOOR OFFICES**
-  **AMPLE CAR PARKING WITH DEDICATED ACCESS**
-  **24/7 HOURS OF USE**
-  **2.5 MILES TO UK NUMBER ONE PORT**
-  **BREEM RATING**

Unit 1	sq ft	sq m
Warehouse	107,685	10,004
1st Floor Offices	8,620	801
2nd Floor Plant Room	590	55
Total	116,895	10,860

Unit 2	sq ft	sq m
Warehouse	35,695	3,316
1st Floor Offices	2,790	259
2nd Floor Plant Room	590	55
Total	39,075	3,630

Unit 3	sq ft	sq m
Warehouse	46,080	4,281
1st Floor Offices	3,295	306
2nd Floor Plant Room	590	55
Total	49,965	4,642



DRIVE TIMES

M27 (J3)
 Southampton Dock Gate 20
 Southampton Central
 M27 / M3 Interchange
 Southampton Airport
 Portsmouth Docks
 South West (Bournemouth)
 London Heathrow M25
 Midlands M40 (J9) via A34

DISTANCE

1.5 Miles
 2 Miles
 4 Miles
 6 Miles
 7 Miles
 25 Miles
 29 Miles
 62 Miles
 79 Miles

TIME

4 Min
 6 Min
 8 Min
 10 Min
 10 Min
 27 Min
 34 Min
 62 Min
 84 Min

FURTHER INFORMATION

Further details on price and rent upon application.

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Peel Logistics Property funding partner is
 Rockspring Property Investment Managers
 that has over €8bn of real estate assets
 under management invested in 13 countries
 across Europe. More information can be
 found at www.rockspringpim.com

**PEEL LOGISTICS
 PROPERTY**

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