

# SOUTH CENTRAL

TEST LANE • NURSLING • SOUTHAMPTON • SO16 9JX



UNIT 3 LET TO  
John Lewis



**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.







#### DRIVE TIMES

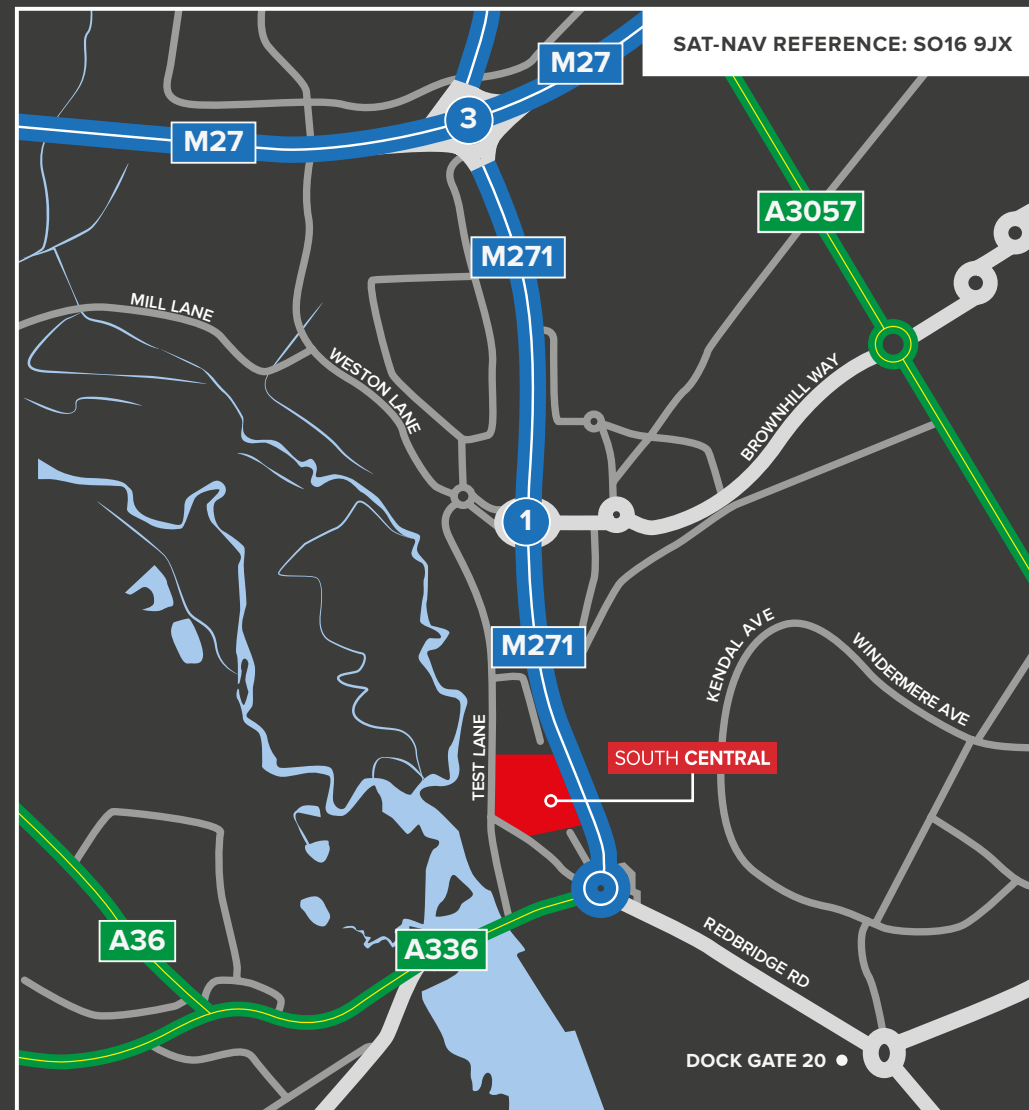
M27 (J3)  
 Southampton Dock Gate 20  
 Southampton Central  
 M27 / M3 Interchange  
 Southampton Airport  
 Portsmouth Docks  
 South West (Bournemouth)  
 London Heathrow M25  
 Midlands M40 (J9) via A34

#### 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](http://www.rockspringpim.com)

**PEEL LOGISTICS  
PROPERTY**

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**ROCKSPRING**

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