# SOUTH CENTRAL TEST LANE • NURSLING • SOUTHAMPTON • SO16 9JX





## 205,935 SQ FT INDUSTRIAL/LOGISTICS DEVELOPMENT GRADE A DETACHED UNITS, 39,075 AND 116,895 SQ FT AVAILABLE 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

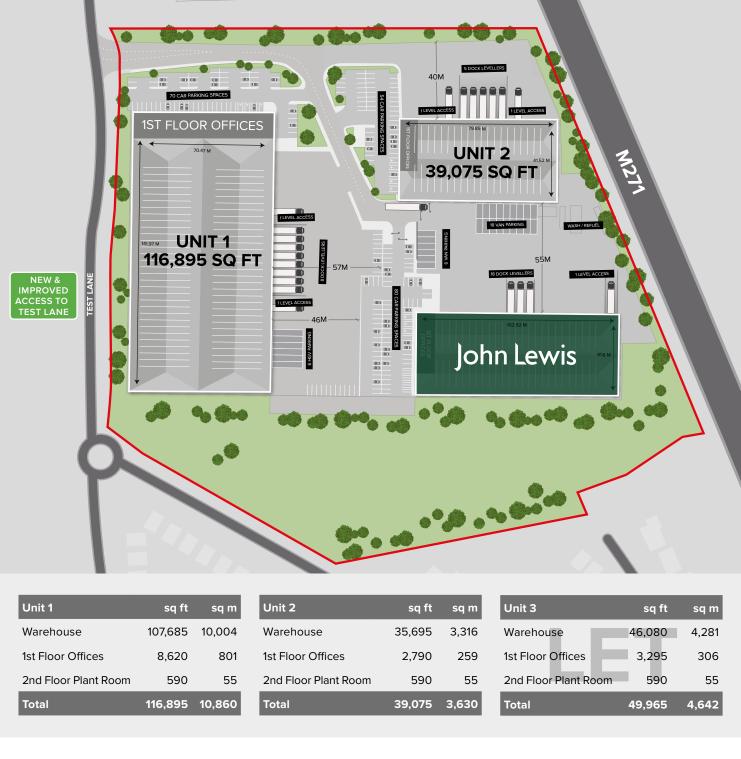
South Central is strategically located within 2.5 miles of Dock Gate 20 the UK's number one port. Set on over 726 acres, it is the second largest and most productive container port in the UK and is number one for vehicle handling. It is also Europe's leading cruise port operated by DP World. (Source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

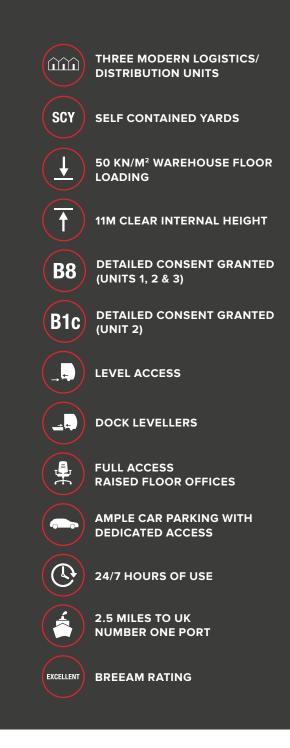
#### PLANNING

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

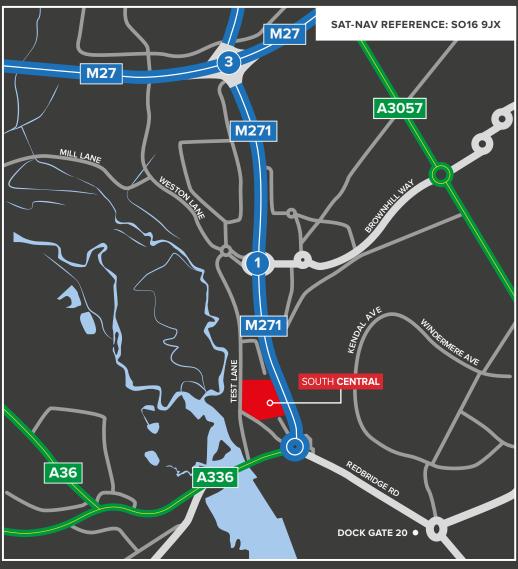
Established in 2015, Peel Logistics Property is a specialist UK logistics and industrial property business. The full service platform develops, manages and owns prime-grade UK logistics and industrial properties.







DRIVE TIMES	DISTANCE	ТІМЕ
M27 (J3)	1.5 Miles	4 Min
Southampton Dock Gate 20	2 Miles	6 Min
Southampton Central	4 Miles	8 Min
M27 / M3 Interchange	6 Miles	10 Min
Southampton Airport	7 Miles	10 Min
Portsmouth Docks	25 Miles	27 Min
South West (Bournemouth)	29 Miles	34 Min
London Heathrow M25	62 Miles	62 Min
Midlands M40 (J9) via A34	79 Miles	84 Min



#### **FURTHER INFORMATION**

Further details on price and rent upon application.

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ED COLE ed.cole@eu.jll.com 020 7399 5387 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



Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. December 2017.