

SOUTH CENTRAL

TEST LANE • NURSLING • SOUTHAMPTON • SO16 9JX



UNIT 3 LET TO
John Lewis



◀ SOUTHAMPTON DOCKS

M271

J3 M27 ▶

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.

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 |

