

# UNIT 1

## 118,257 SQ FT TO LET

### SOUTHAMPTON TEST LANE

BRAND NEW DETACHED LOGISTICS UNIT STRATEGICALLY LOCATED ADJACENT TO THE M271 AND 2.5 MILES FROM SOUTHAMPTON DOCKS



**SOUTH CENTRAL**  
SOUTHAMPTON • SO16 9JX  
[WWW.SOUTHCENTRAL-SOUTHAMPTON.COM](http://WWW.SOUTHCENTRAL-SOUTHAMPTON.COM)



# PREMIER DISTRIBUTION CENTRE



ALL UNITS AT SOUTH CENTRAL  
ARE BREEM RATED AS EXCELLENT  
AND INCORPORATE A NUMBER  
OF SUSTAINABILITY FEATURES  
WITHIN THE SPECIFICATION.



## PLANNING

Class B8, suitable for storage and distribution use.

## SOUTHAMPTON PORT

South Central is a premier distribution centre strategically located adjacent to the M271, within 2.5 miles of Dock Gate 20 the UK's number one port. Set over 726 acres, it is the second largest and most productive container port in the UK and is number one for vehicle handling.

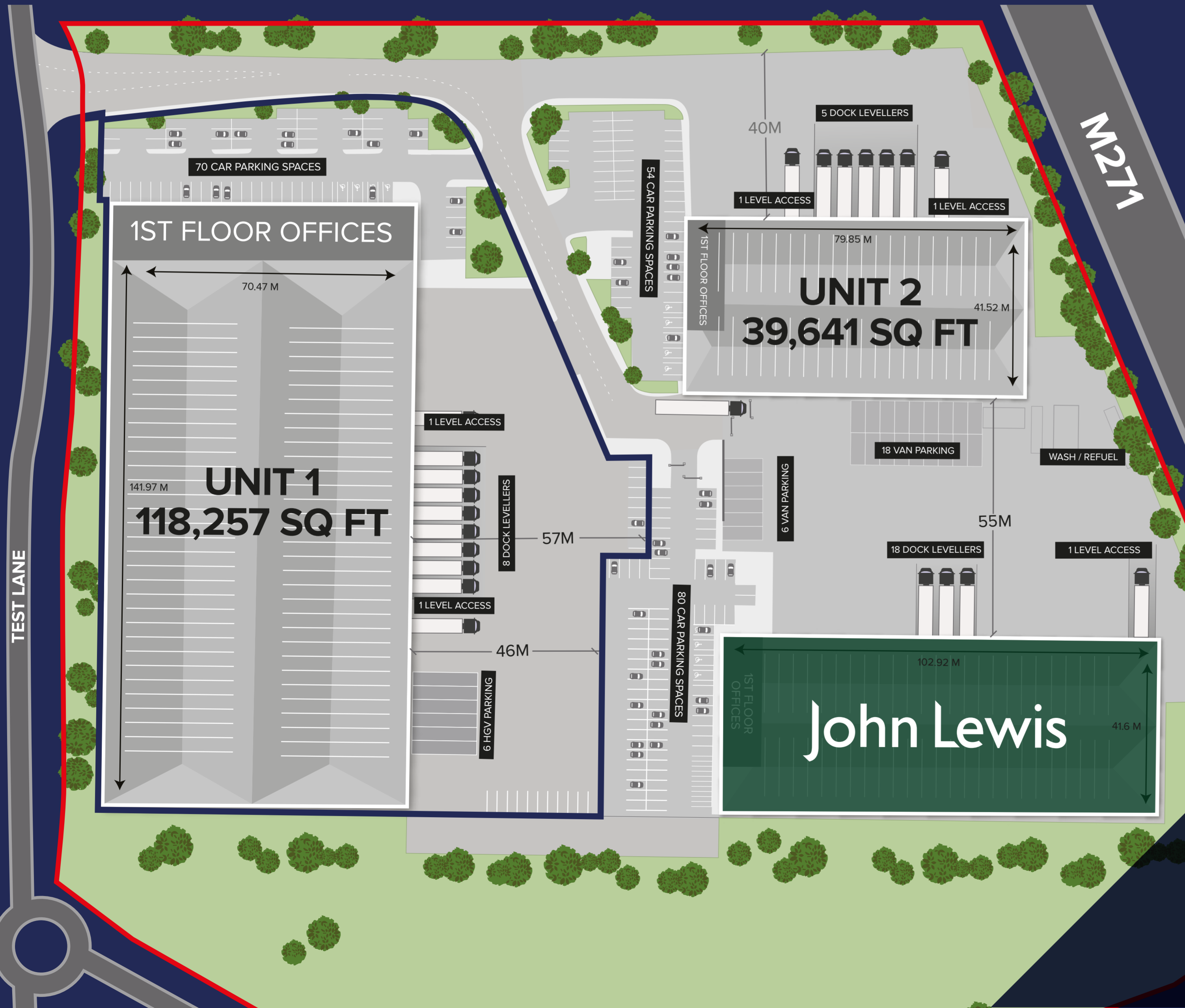
It is also Europe's leading cruise port operated by DP World. (Source: ABP website).

## TERMS

Rent upon application.

# 118,257 SQ FT

UNIT 1	SQ FT	SQ M
WAREHOUSE	108,666	10,095
FIRST FLOOR OFFICE	8,528	792
SECOND FLOOR PLANT ROOM	1,063	99
<b>TOTAL GIA</b>	<b>118,257</b>	<b>10,986</b>



-  PHOTOVOLTAIC PANELS ON ROOF
-  2 LEVEL ACCESS DOORS
-  8 DOCK LEVEL DOORS
-  SELF CONTAINED 57M YARD
-  12M EAVES HEIGHT
-  50 KN/M<sup>2</sup> WAREHOUSE FLOOR LOADING
-  400 KVA POWER
-  70 CAR PARKING SPACES
-  24/7 HOURS OF USE
-  FULL ACCESS RAISED FLOOR OFFICES
-  BREEAM RATING
-  EPC RATING



### DRIVE TIMES

	TIME	DISTANCE
M27 (J3)	4 minutes	1.5 miles
Southampton Dock Gate 20	5 minutes	2.5 miles
Southampton Central	8 minutes	4 miles
M27 / M3 Interchange	10 minutes	6 miles
Southampton Airport	10 minutes	7 miles
Portsmouth Docks	27 minutes	25 miles
South West (Bournemouth)	34 minutes	29 miles
London Heathrow M25	1 hour 2 minutes	62 miles
Midlands M40 (J9) via A34	1 hour 24 minutes	79 miles

**1,761,209**

Population of 1,761,209 within a 40 minute drive time

**7%**

Southampton's working age population is 7% higher than the South East average

**13.5%**

Residents gross weekly pay is 13.5% less than the South East average and 6% less than the national average

**1.5%**

Unemployment is 1.5% higher than the South East average

Sources: Mercator GeoSystems (map) Nomis

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