

To Let

Unit 1 South Central, Test Lane, Southampton, Hampshire, SO16 9JX

118,257 sq ft (10,986.43 sq m) GIA

- Self contained 45m yard
- 11m clear internal height
- 2.5 miles to the UK's number one port
- BREEAM Rating Excellent



Location

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).

Access to the site is via Test lane which leads to the M271 motorway providing quick access to the M27 motorway at junction 1.

Specification

50 kn/m2 Warehouse Floor loading
Detailed consent granted for all three units
8 Dock level access doors
2 level loading doors
Full access raised floor to office accommodation
70 car parking spaces plus 6 dedicated HGV bays
24/7 hours of use

Availability

Unit 1 South Central will provide 116,895 sq ft and has a 45m self contained yard space, 11m clear internal height, dock & level loading doors, 70 parking spaces with 6 HGV bays and office accommodation.

The units are now completed and available for immediate occupation.

Terms

A new full repairing and insuring lease for terms to be agreed.

Viewings

Strictly through joint agents JLL and Lambert Smith Hampton

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Accommodation

Floor / Unit	Description	Sq ft
Ground	Warehouse	108,666
1st	First Floor Office	8,528
2nd	Second Floor Plant Room	1,063
Total		118,257

EPC

This property has been graded as 14(A).

Rent

On application

Business Rates

To be assessed upon completion of the constructed unit



Contacts

JLL

Tim Clement

+44 (0)207 087 5303

Tim.Clement@eu.jll.com

JLL

Ed Cole

+44 (0)207 399 5387

Ed.Cole@eu.jll.com

JLL

Jonathan Manhire

+44 (0)238 038 5626

jonathan.manhire@eu.jll.com

Lambert Smith Hampton Limited (Southampton)

Adrian Whitfield

023 8071 3073

AWhitfield@lsh.co.uk

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