



**Secure Yard
with Separate
Parking.**



**Loading
Canopy.**



**1 Mile From
J3 of M27.**

TO LET **210 Southern Cross**

High Specification Warehouse in
Southampton's Premier
Distribution Location.



**41,372 -
70,641 SQ FT**

210 Mauretania Road, Southern
Cross, Nursling Industrial Estate,
SOUTHAMPTON, SO16 0YS



Prominent Location

SOUTHAMPTON DOCKGATE 20 ▶ 2.5 miles
SOUTHAMPTON AIRPORT ▶ 7 miles
PORTSMOUTH DOCKS ▶ 20 Miles

M27 J3 ▶ 1 Mile
M3 ▶ 5.5 Miles
M25 ▶ 56 Miles

Nursling Industrial Estate is Southampton's prime distribution centre, strategically located adjoining the M271 within easy reach of Southampton Docks and Airport Parkway. Junction 3 of the M27 is within one mile providing direct access to London via the M3 as well as the Midlands and North via the A34.

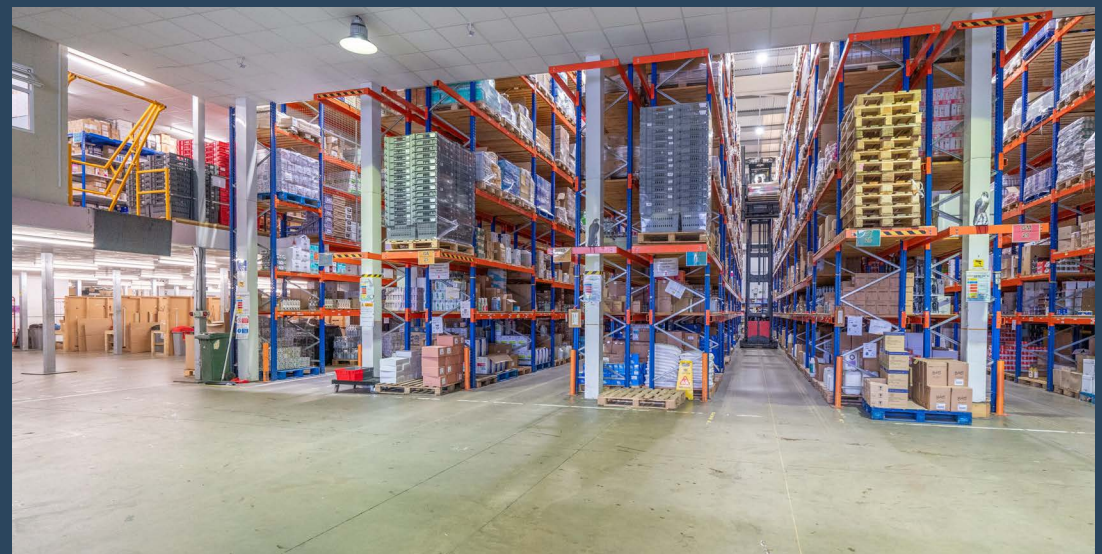


High Specification

210 Southern Cross offers a high specification warehouse opportunity, capable of being leased in its original specification or with the benefit of racking and fitted mezzanine (subject to negotiation).

The property offers reception area with ground and first floor offices and welfare facilities.

The warehouse benefits from loading canopy, secure yard and separate car park.



Information

Further information about this outstanding property can be obtained by contacting the Agents detailed below.

Viewings are by appointment only.



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	33,382	3,101
Ground Floor Ancillary	1,019	95
First Floor Offices	3,924	364
1st & 2nd Floor Mezzanine	29,268	2,719
Loading Canopy	3,048	283
TOTAL GIA & ALL INCLUDED AREAS	70,641	6,562



8M TO UNDERSIDE OF HAUNCH



SEPARATE CAR PARK OF 22 SPACES



FULLY FUNCTIONAL MEZZANINE AND RACKING OF 29,268 SQ FT



LED WAREHOUSE LIGHTING



TEMPERATURE CONTROLLED STORAGE AREAS



37.5KN/M2 FLOOR LOADING



FITTED OFFICES



LOADING CANOPY 3,048 SQ FT



SECURE YARD AREA



3 x UP & OVER ELECTRIC LOADING DOORS

www.lsh.co.uk

FURTHER DETAILS

EPC: C Rating

TERMS: Available by way of sub-lease, assignment or potential for a new lease. Terms on application.

RENT: On application.

SERVICE CHARGE: On application.

RATES: We understand from the valuation office website: www.gov.uk/correct-your-business-rates/ that the unit has a rateable value of £327,500, from the current rating list.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in this transaction

VIEWING INFORMATION

**Lambert
Smith
Hampton**

LUKE MORT
M: 07591 384236
E: lmort@lsh.co.uk

DAN RAWLINGS
M: 07702 809192
E: drawlings@lsh.co.uk