

TO LET

# 210 Southern Cross

High Specification Warehouse in  
Southampton's Premier  
Distribution Location.

 **Secure Yard  
with Separate  
Parking.**

 **Loading  
Canopy.**

 **1 Mile From  
J3 of M27.**



**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	M27 J3	1 Mile
SOUTHAMPTON AIRPORT	7 Miles	M3	5.5 Miles
PORTSMOUTH DOCKS	20 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.

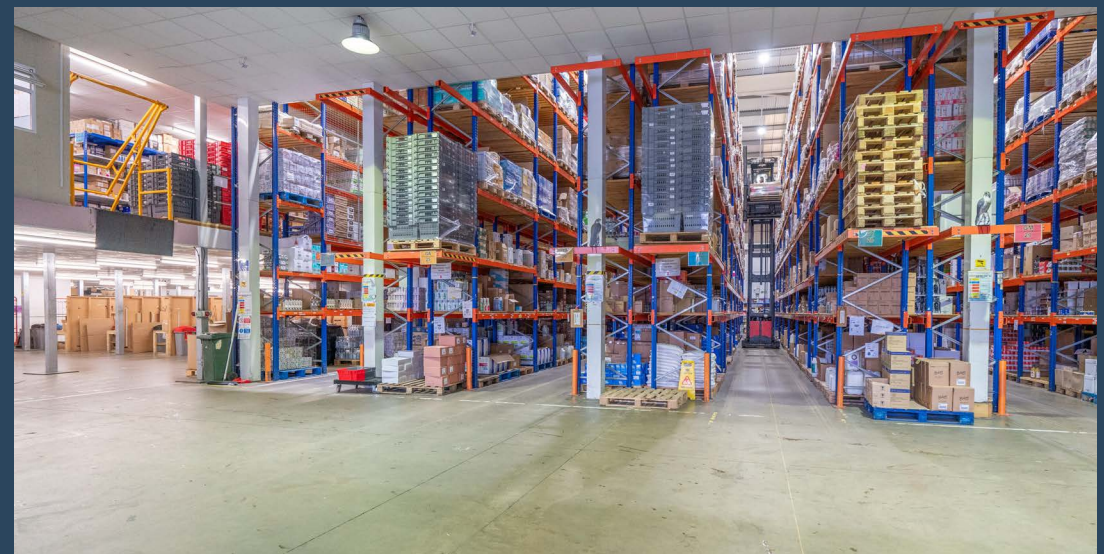


# High Specification

**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.

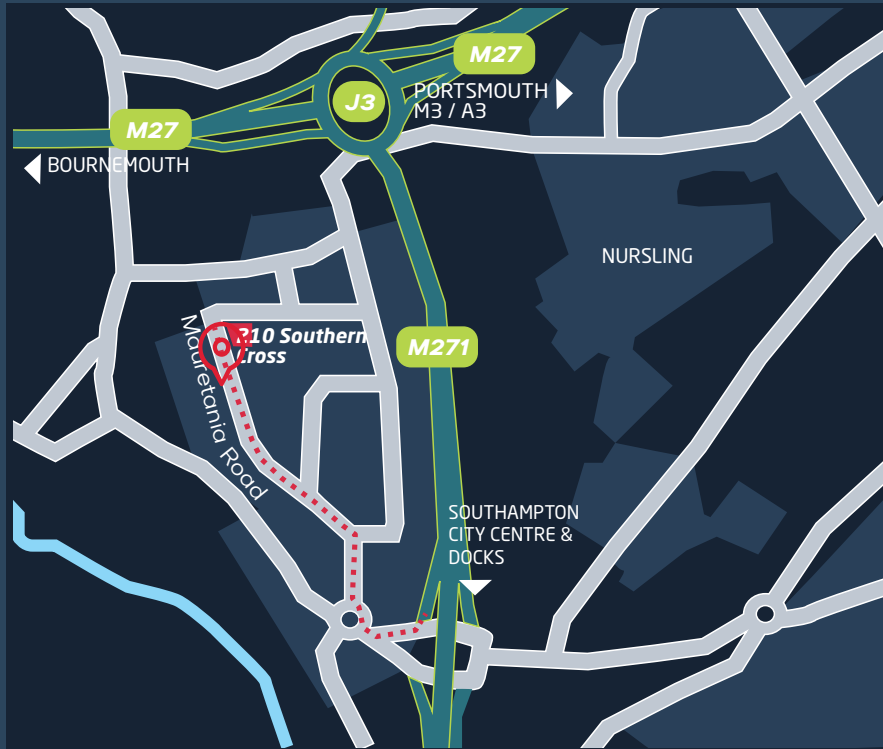
The warehouse benefits from loading canopy, secure yard and separate car park.



# 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
<b>TOTAL GIA &amp; ALL INCLUDED AREAS</b>	<b>70,641</b>	<b>6,562</b>



**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](http://www.lsh.co.uk)

## FURTHER DETAILS

**EPC:** A Rating

**BREEAM:** Outstanding

**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/](http://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