



Unit 3 Mauretania Road, Nursling Industrial Estate, Southampton SO16 0YS

TO LET

Industrial/Warehouse Unit In Excellent
Location

16,505 Sq Ft
(1,533 Sq M)

DESCRIPTION

Unit 3 Mauretania Road is an end-terrace warehouse unit with integral office and ancillary space. To the front is a forecourt with parking. The unit is of steel portal frame construction with brick and block elevations under a pitched roof incorporating translucent roof light panels. The property has its own secure yard with a depth of 21m. The property is due to be refurbished.

- ✓ To Be Refurbished
- ✓ Adjacent To M27 Junction 3
- ✓ 6.09m Eaves, 4.82m Haunch, 6.58m Ridge
- ✓ 2 Electric Roller Shutter Doors
- ✓ Secure Yard - 21m Depth
- ✓ LED Lighting, Rooflights & Male & Female WC's

LOCATION

The unit is strategically located adjoining the M271 on the Nursling Industrial Estate, Southampton's prime distribution centre. 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. Dock Gate 20 of Southampton Port is 2.7 miles away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	14,817	1,376
Office/Ancillary Areas	1,688	157
Total	16,505	1,533

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

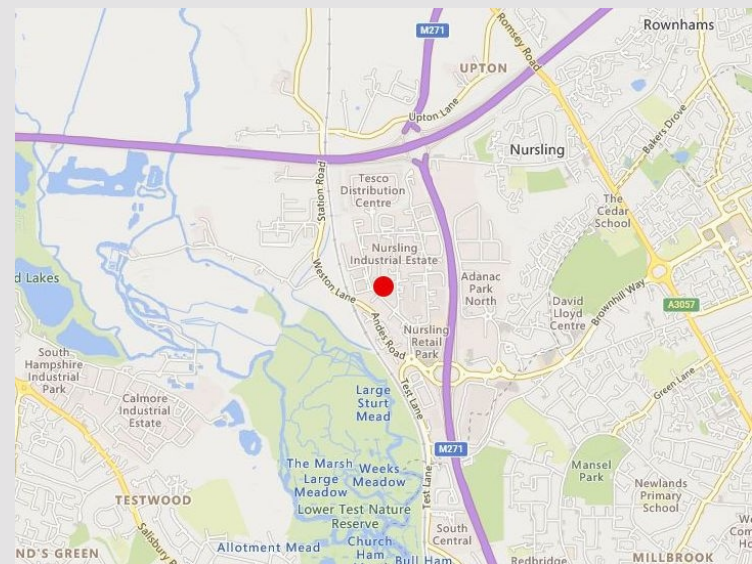
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new Full Repairing and Insuring lease for terms to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is C 73 (to be reassessed following refurbishment).



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Regulated by RICS 06-Mar-2025

VIEWING & FURTHER INFORMATION

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