



Unit 6 Majestic Road, Nursling Industrial Estate, Southampton SO16 0YT

TO LET

Newly Refurbished Semi-Detached
Warehouse

10,705 Sq Ft
(994 Sq M)

Unit 6 Majestic Road, Nursling Industrial Estate, Southampton SO16 0YT

DESCRIPTION

Unit 6 comprises a semi-detached warehouse unit with its own self-contained yard and car parking area. It is constructed with a traditional steel portal frame. The premises will be substantially refurbished with a number of ESG initiatives. Externally the unit benefits from a tarmac car park fronting Majestic Road and a large concrete yard used for HGV parking and access to the unit via the 2 ground level electric up and over doors.

- ✓ Large Concrete Yard
- ✓ 2 Ground Level Electric Up & Over Doors
- ✓ Eaves Height of 6.63m
- ✓ Ground Floor Office
- ✓ EV Charging
- ✓ Kitchen/Break Out Area



LOCATION

Unit 6 is located on the corner of Majestic Road which links to Mauretania Road and Oriana Way. The Nursling Industrial Estate is located to the north-west of Southampton and is arguably Southampton's most established and best-connected warehouse locations excluding the airport. Junction 1 of the M271 is adjacent to the estate and provides direct access to J3 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse & Ancillary Areas	9,327	866
GF Office & Ancillary Areas	1,378	128
Total	10,705	994

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

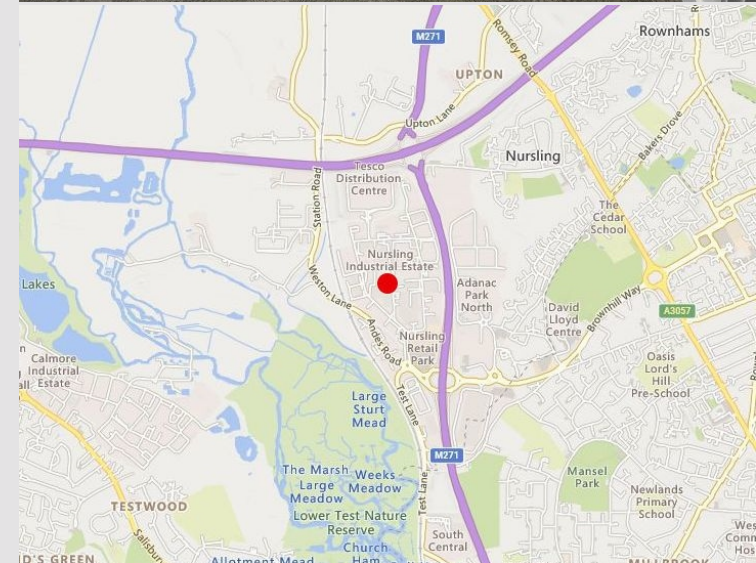
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring lease on a term to be agreed. Rent is £176,632 per annum.

EPC

The Energy Performance Asset Rating is A (11).



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Regulated by RICS 27-Aug-2026

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