



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        |
| <b>Total</b>                | <b>10,705</b> | <b>994</b> |

## 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

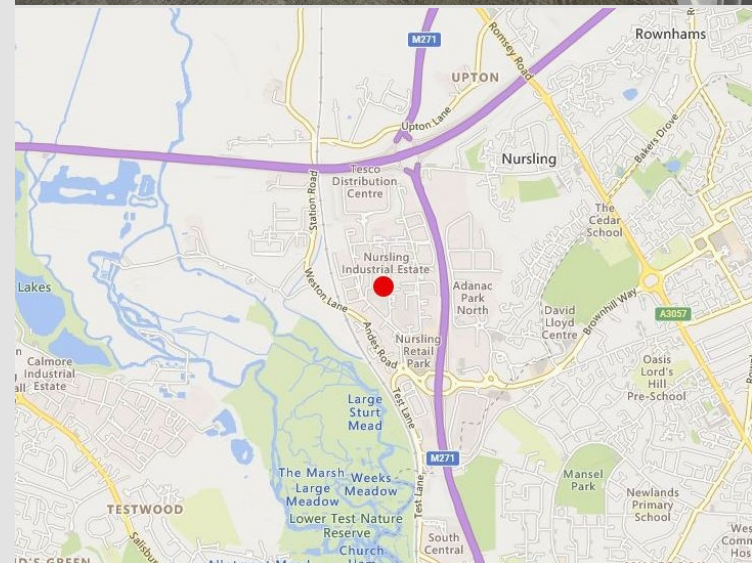
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## 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 C (71).



**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 07-Aug-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Dan Rawlings**  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

**Luke Mort**  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)



**Matt Poppett**  
07971 824525  
[matt@hlp.co.uk](mailto:matt@hlp.co.uk)

**Jason Webb**  
07989 959064  
[jason@hlp.co.uk](mailto:jason@hlp.co.uk)