



NURSLING 8B

**MODERN DISTRIBUTION
WAREHOUSE**



20,458 SQ FT | AVAILABLE NOW

NURSLING INDUSTRIAL ESTATE | SOUTHAMPTON | SO16 0YU

MODERN SOUTH COAST DISTRIBUTION FACILITY



PRIME
LOCATON



20,458
SQ FT



PROXIMITY TO
M271 & M27



SECURE
YARD

20,458 sq ft (1,900.6 sq m)
warehouse accommodation
available now.

BUILT FOR LOGISTICS

Unit 8B, Oriana Way is a purpose-built storage and distribution unit of portal frame construction with brick and profile clad elevations. The property provides a large warehouse with two level access loading doors, together with ground and first floor office accommodation. The unit has recently undergone refurbishment, including a new roof, new loading doors, an epoxy-coated warehouse floor, recoated cladding and fully fitted offices with air conditioning, and benefits from a generous yard and ample parking.



Size (Sq Ft)
20,458



Level Access
2 DOORS



Clear Height
6.4M



EV Charging
1



Power Supply
69 KVA
100A three-phase with capacity to upgrade



Car Parking
5



NEWLY REFURBISHED



Roof Lights
10%



EPC
B



AIR CONDITIONING



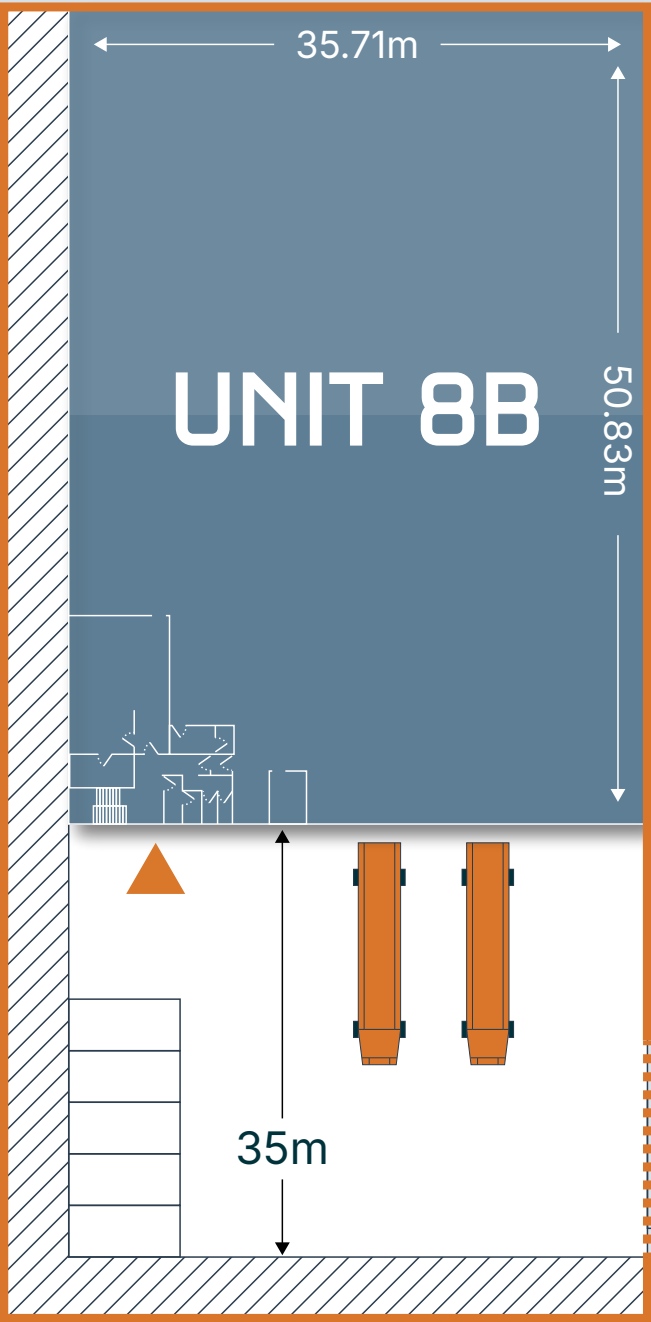
NEW ROOF



SECURE YARD



FIRST FLOOR OFFICES



Unit 8B	Sq Ft	Sq M
Warehouse	19,444	1,806.4
First Floor Offices	1,014	94.2
Total	20,458	1,900.6


Entrance


Level Access Doors


Green area

Indicative GIA





M271

UNIT 8B

ENTRANCE



6.4m clear height & 2 electric loading doors



Newly refurbished
spacious warehouse



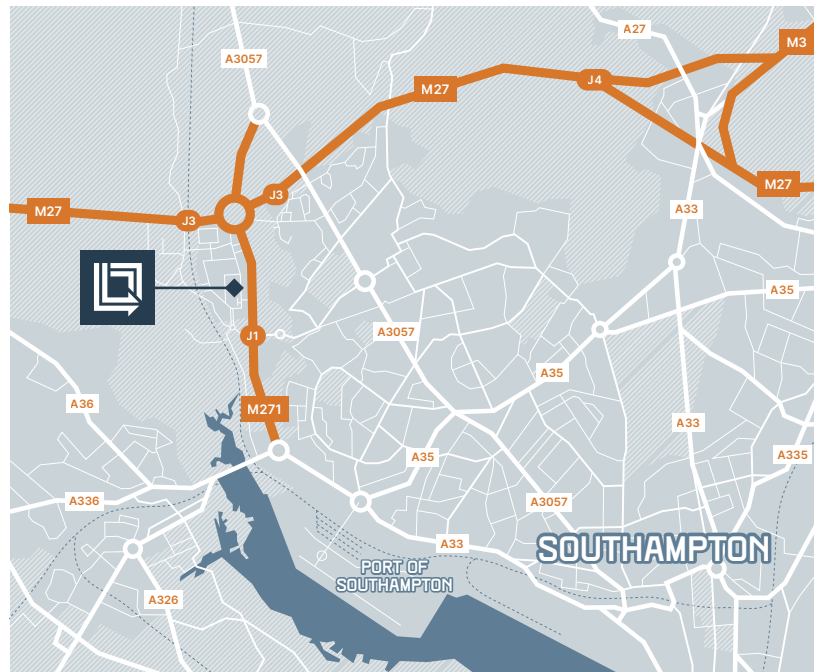
First floor office with
full air conditioning

PORT ACCESS. NATIONAL REACH.

Situated within the Nursling Industrial Estate Southampton's premier distribution hub, unit 8B offers exceptional connectivity just three miles north of the city.

The site adjoins the M271 and sits within a mile of Junction 3 of the M27, providing seamless access to London via the M3, and the Midlands and North via the A34.

Additionally, Southampton Central offers direct rail links to London Waterloo in roughly 80 minutes, ensuring an easy commute.



ROAD

	Miles	Mins
M271	1	3
M27	1.9	5
M3	5.6	8
A34	15	16

RAIL

Travel times from Southampton Central	Mins
London Waterloo	45
Oxford	1hr 22m
Brighton	1hr 45m
Bristol	1hrs 55m

AIR

	Miles	Mins
Southampton Airport	7	12
Heathrow Airport	65	1hr 5m
Brighton City Airport	62	1hr 15m
Gatwick Airport	89	1hr 25m

SEA

	Miles	Mins
DP World Southampton	3	9
Portsmouth International Port	25	35
Avonmouth Dock	111	1hr 50m
London Gateway Port	120	2hrs



27% of local population are between 20 - 34



28.6% of the workforce are employed in logistics and manufacturing sectors



80% - 85% of the population can be reached within a 4hr HGV drive time



TERMS

The unit is available via a full repairing and insuring lease, for a term of years to be agreed. Further information, including rent is available on request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

LEGAL COSTS

Both parties to pay their own legal costs.

CONTACT

For more information, please contact:



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NURSING 88



Further information – to include energy performance certificates and data site access is available upon request. Dowley Turner Real Estate LLP and TDBRE on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP and TDBRE has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. April 2026.



NURSLING 42A

**MODERN STANDALONE
DISTRIBUTION WAREHOUSE**



19,393 SQ FT | AVAILABLE NOW

NURSLING INDUSTRIAL ESTATE | SOUTHAMPTON | SO16 0YU

MODERN SOUTH COAST DISTRIBUTION FACILITY



PRIME
LOCATON



19,393
SQ FT



PROXIMITY TO
M271 & M27



SECURE
YARD

19,393 sq ft (1,802 sq m)
warehouse accommodation
available now.



BUILT FOR LOGISTICS

Unit 42A, Oriana Way is a standalone distribution facility designed for modern logistics. The building features a high-spec steel portal frame wrapped in a contemporary silver micro-rib finish. The property includes a two-storey office, featuring a signature entrance with white cladding and blue-tinted double glazing. These high-quality workspaces come fully move-in ready, complete with climate-controlled gas central heating, recessed lighting, carpets and the added safety of an integrated sprinkler system throughout.



Size (Sq Ft)
19,393



Level Access
2 DOORS



Clear Height
7.64M



HGV Parking
3



Power Supply
69 KVA
100A three-phase with capacity to upgrade



EV Charging
1



Car Parking
49



EPC
B



Roof Lights
8%



**AIR
CONDITIONING**



**FULLY FITTED
KITCHENS**



**SECURE
YARD**



**TWO STOREY
OFFICES**



Unit 42A	Sq Ft	Sq M
Warehouse	17,466	1,623
First Floor Offices	1,927	179
Total	19,393	1,802

Entrance

Level Access Doors

Green area

Indicative GIA



M271

UNIT 42A

ENTRANCE

TOPAZ

ASENDIA

TELEPHONE ENGINEERING CENTRE

SOUTHAMPTON

ORDNANCE SURVEY

MACK

SOUTHAMPTON DOCKS

GREGORY DISTRIBUTION

BIKE IT

LIDL

TW METALS

JOHN LEWIS

B&Q

CCF

EVRI

FLOWER VISION

MERCEDES-BENZ

ONE STOP

FEDEX



7.64m clear height & 2 electric loading doors



Spacious warehouse with roof lighting and secured yard



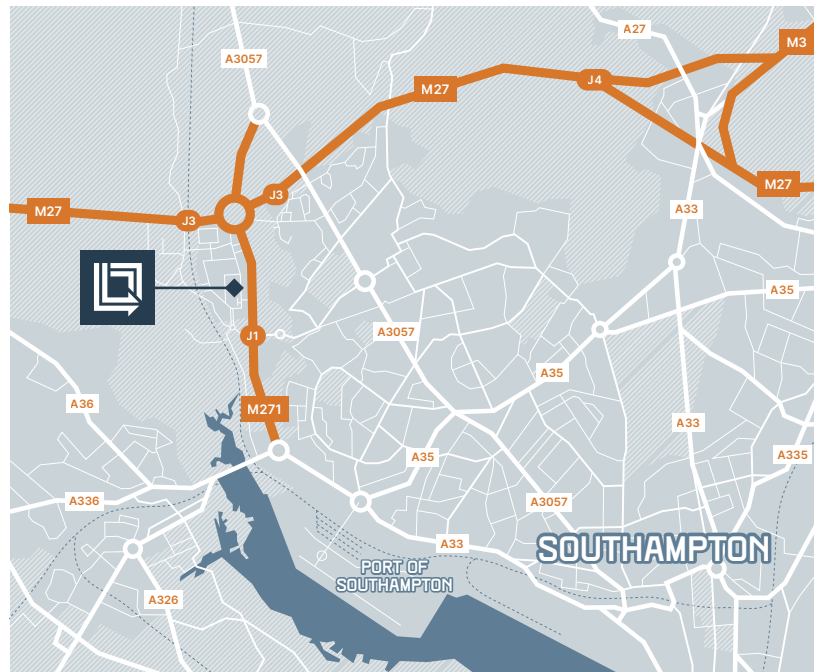
First floor office with full air conditioning and window line

PORT ACCESS. NATIONAL REACH.

Situated within the Nursling Industrial Estate Southampton's premier distribution hub, unit 42A offers exceptional connectivity just three miles north of the city.

The site adjoins the M271 and sits within a mile of Junction 3 of the M27, providing seamless access to London via the M3, and the Midlands and North via the A34.

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