

# SOUTH CENTRAL

TEST LANE • NURSLING • SOUTHAMPTON • SO16 9JX



ON SITE  
NOW



**205,935 SQ FT INDUSTRIAL/LOGISTICS DEVELOPMENT**

GRADE A DETACHED UNITS OF 39,075, 49,965 AND 116,895 SQ FT

**ADJACENT J3, M27/M271 AND SOUTHAMPTON PORT**





## SOUTH CENTRAL

- Three Grade A detached units each with secure yard
- Premier Distribution Centre at Gateway to Southampton Port
- Located adjacent to M271/J3, M27

## SOUTHAMPTON PORT

South Central is strategically located within 2.5 miles of Dock Gate 20 the UK's number one port. Set on over 726 acres, it is the second largest and most productive container port in the UK and is number one for vehicle handling. It is also Europe's leading cruise port operated by DP World. (Source ABP website)

## PLANNING

Each unit has planning permission for Class B8, suitable for storage and distribution use and Unit 2 also has Class B1(c), suitable for light industrial use. All units have 24/7 hours of use.

## DELIVERY

Established in 2015, Peel Logistics Property is a specialist UK logistics and industrial property business. The full service platform develops, manages and owns prime-grade UK logistics and industrial properties.



NEW & IMPROVED ACCESS TO TEST LANE



Unit 1	sq ft	sq m
Warehouse	107,685	10,004
1st Floor Offices	8,620	801
2nd Floor Plant Room	590	55
<b>Total</b>	<b>116,895</b>	<b>10,860</b>

Unit 2	sq ft	sq m
Warehouse	35,695	3,316
1st Floor Offices	2,790	259
2nd Floor Plant Room	590	55
<b>Total</b>	<b>39,075</b>	<b>3,630</b>

Unit 3	sq ft	sq m
Warehouse	46,080	4,281
1st Floor Offices	3,295	306
2nd Floor Plant Room	590	55
<b>Total</b>	<b>49,965</b>	<b>4,642</b>

- THREE MODERN LOGISTICS/ DISTRIBUTION UNITS**
- SCY SELF CONTAINED YARDS**
- 50 KN/M<sup>2</sup> WAREHOUSE FLOOR LOADING**
- 11M CLEAR INTERNAL HEIGHT**
- B8 DETAILED CONSENT GRANTED (UNITS 1, 2 & 3)**
- B1c DETAILED CONSENT GRANTED (UNIT 2)**
- LEVEL ACCESS**
- DOCK LEVELLERS**
- FULL ACCESS RAISED FLOOR OFFICES**
- AMPLE CAR PARKING WITH DEDICATED ACCESS**
- 24/7 HOURS OF USE**
- 2.5 MILES TO UK NUMBER ONE PORT**
- EXCELLENT BREEAM RATING**



DRIVE TIMES	DISTANCE	TIME
M27 (J3)	1.5 Miles	4 Min
Southampton Dock Gate 20	2 Miles	6 Min
Southampton Central	4 Miles	8 Min
M27 / M3 Interchange	6 Miles	10 Min
Southampton Airport	7 Miles	10 Min
Portsmouth Docks	25 Miles	27 Min
South West (Bournemouth)	29 Miles	34 Min
London Heathrow M25	62 Miles	62 Min
Midlands M40 (J9) via A34	79 Miles	84 Min

Further details on price and rent upon application.

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Peel Logistics Property funding partner is Rockspring Property Investment Managers that has over €8bn of real estate assets under management invested in 13 countries across Europe. More information can be found at [www.rockspringpim.com](http://www.rockspringpim.com)



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