SOUTH CENTRAL

TEST LANE • NURSLING • SOUTHAMPTON • SO16 9JX





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

DOCK GATE 20 TO SOUTHAMPTON CITY CENTRE & DOCK GATE 20 SOUTH CENTRAL NEW & IMPROVED ACCESS TO TEST LANE TO M3 LONDON & THE MIDLANDS TO BOURNEMOUTH TO SOUTH WEST

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.



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

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

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









B8 DETAILED CONSENT GRANTED (UNITS 1, 2 & 3)

B1c DETAILED CONSENT GRANTED (UNIT 2)





FULL ACCESS
RAISED FLOOR OFFICES

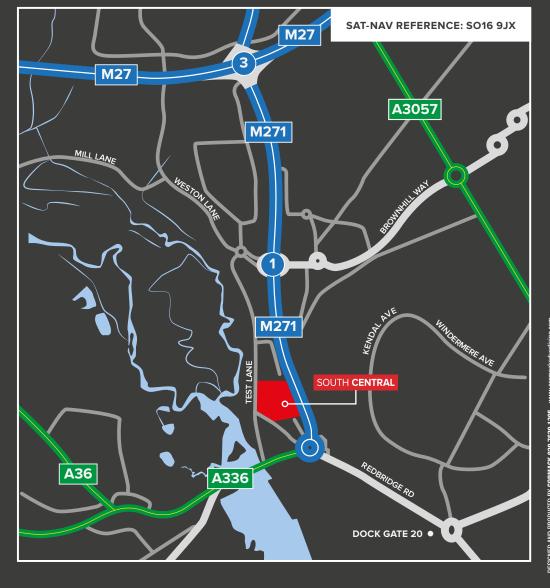
AMPLE CAR PARKING WITH DEDICATED ACCESS

24/7 HOURS OF USE

2.5 MILES TO UK
NUMBER ONE PORT

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 INFORMATION

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



