



part of **theM27.biz**

# 110 at VISTA PARK

MAURETANIA ROAD NURSING SOUTHAMPTON SO16 0YS

High specification warehouse 13,427 sq ft (1,247 sq m)

**To Let**

- Southampton's premier distribution location
- Secure yard
- 2 miles from Dock Gate 20



# 110 at VISTA PARK

SO16 0YS



The unit comprises a purpose built warehouse unit with circa 20% office content. The warehouse has a clear span portal frame, with a floor loading of 30kN/m<sup>2</sup>, and is accessed by a 4.0m x 5.1m high electrically operated loading door.

## LOCATION

The premises is part of Vista Park, a development on the Nursling Industrial Estate. It is conveniently located adjacent to Junction 1 of the M271 which links to Junction 3 of the M27, the main arterial route connecting the major cities of Southampton and Portsmouth. The M3 Junction 4 is 4 miles to the east. Central Southampton is less than 3 miles and Dock Gate 20 is 2 miles to the southeast.

- B8 warehouse consent
- Main estate road frontage
- Minimum clear height of 6m
- Offices with air conditioning, raised access floors, suspended ceilings with Cat II lighting and central heating
- Secure 2.4m palisade fenced rear yard



## ACCOMMODATION GEA

Warehouse	10,767 sq ft	1,000.29 sq m
Ground Floor Offices	935 sq ft	86.85 sq m
First Floor Offices	1,725 sq ft	160.27 sq m
<b>Total</b>	<b>13,427 sq ft</b>	<b>1,247.41 sq m</b>

For further information on availability and directions please visit

[theM27.biz](http://theM27.biz)

Printed on paper made from ECF (Elemental Chlorine Free) pulp from renewable sources. SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. January 2009.



**Vail Williams**  
023 8082 0900  
[vailwilliams.com](http://vailwilliams.com)

Jason Webb

**Lambert Smith Hampton**  
023 8033 0041  
01489 579579  
[www.lsh.co.uk](http://www.lsh.co.uk)

Adrian Whitfield/Jerry Vigus