

SMART4

REAL ESTATE CONSULTANCY

Unit 2
Southampton Retail Park
Nursling
Southampton
SO16 0YW



RETAIL WAREHOUSE UNIT AVAILABLE

Location

Southampton Retail Park, also known as Nursling Retail Park is located facing Junction 1 of the M271, which leads to Southampton city centre and Docks. The location is also close to Junction 3 of the M27, in turn linking Portsmouth and Southampton via the M3. This location benefits from proximity to the significant residential populations of Romsey, Lords Hill and Nursling.

Retailers include Harvey's, B&Q Warehouse, Paul Simon and Carpetright. The park has 647 car parking spaces.

Accommodation

The premises comprise a purpose built retail warehouse designed over ground floor level having segregated rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA: 769 sq m (8,282 sq ft)

Tenure

The premises are available by way of an assignment of the existing lease being for a term of 25 years commencing 25th March 1993, subject to five yearly rent reviews, at the passing rental of £144,935 per annum exclusive.

Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £58,500 UBR (2016/2017): 49.7p Rates Payable:£29,075

Viewing

For further information or to arrange an inspection please contact:

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cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

EPC available on request

SOUTHAMPTON RETAIL PARK, NURSLING SO16 0YW







