

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: sq ft)	769 sq m	(8,282
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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

Please contact the SMART 4 office for further information or to arrange an inspection.



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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

SOUTHAMPTON RETAIL PARK, NURSING SO16 0YW

