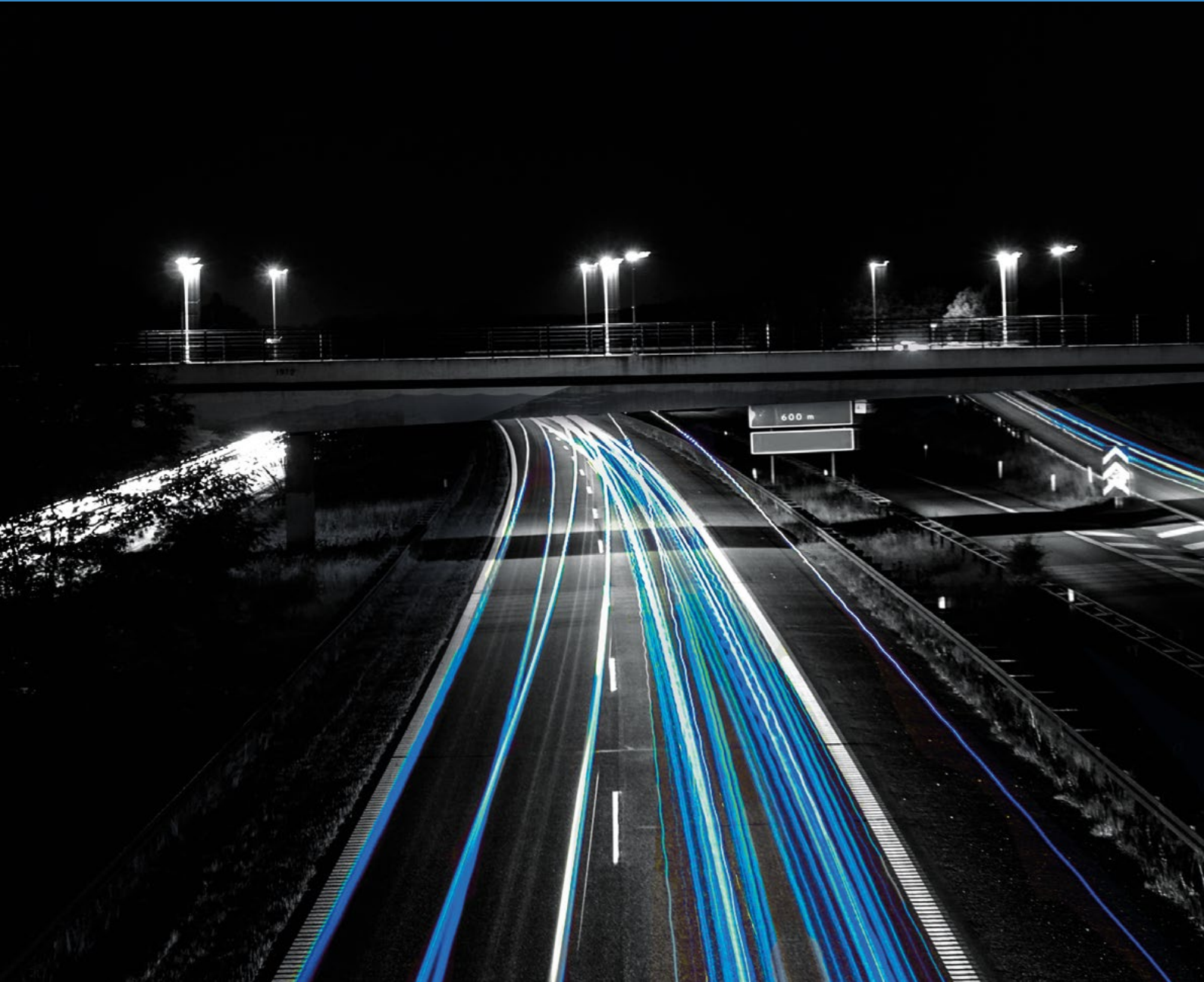


SOLENT INTERNATIONAL



EXCITING DESIGN AND BUILD
OPPORTUNITY FOR INDUSTRIAL
/ WAREHOUSE OCCUPIERS

**SUPERB
LOCATION,
UNMISSABLE
OPPORTUNITY**

Solent International sits alongside J9 of the M27.

It is a well-established business location midway between Southampton and Portsmouth that's home to a wide range of businesses and distribution occupiers including FedEx, Yodel, DHL, Ceva Logistics, Makro, and many more.

An exciting opportunity exists for a range of bespoke build to suit industrial / logistics units,

delivered by one of the UK's leading commercial property developers, on a site of 16 acres.

Solent International benefits from an extant planning permission for the creation of a 253,232 sq ft development comprising a mix of B1(a) and B1(c).



POSTCODE: PO15 7FE

Indicative CGI

A DESIGN AND BUILD BASIS

Bespoke opportunities

Solent International occupies a landmark development site alongside J9 of the M27. With capacity for design and build options from 4,410 sq ft - 200,000 (with combination) sq ft, subject to planning.

UNIT 1100	SQ FT	SQ M
Total	7,530	700

UNIT 1200	SQ FT	SQ M
Total	4,410	410

UNIT 1300	SQ FT	SQ M
Total	9,040	840

UNIT 2000	SQ FT	SQ M
Total	60,060	5580

UNIT 3000	SQ FT	SQ M
Total	43,380	4030

UNIT 4000	SQ FT	SQ M
Total	38,320	3560

UNIT 5000	SQ FT	SQ M
Total	30,250	2810

Generous car parking provision
Areas are approximate gross internal area (GIA). Units could be combined

The below Masterplan shows an indicative scheme layout, individual occupier requirements can be accommodated, please contact the agents for further information.



TOP SPECIFICATION

Warehouse specification

- Steel portal framed
- Double skin profiled steel roof with 10% roof lights
- 10/12/15 M high to underside of haunch
- Twin profiled steel or composite panel cladding with particular attention on the visible elevations
- Reinforced concrete floor to provide 50KN/M2 floor loading capacity

Office specification

- Comfort cooling
- Raised floors
- Suspended ceilings
- LED lights
- Target BREEAM very good
- Target EPC A



SOUTHAMPTON, THE GATEWAY TO THE SOUTH COAST

Southampton

Southampton is one of the most dynamic cities in the UK for business and innovation. The city ranks 6th nationally for business start-ups* and has a GDP per worker of £71,760. A total of 2.9 million people live within a 60 minute drive time of Solent International, providing a large catchment area for businesses to tap into in terms of labour pool and potential customer base. Within this catchment area, half a million households are made up of skilled or semi-skilled/unskilled manual workers (social grade C2DE)

*Source: Centre for Cities Outlook 2020.

Retail and leisure on your doorstep

Within a short distance (4 minute drive) of Whiteley Shopping Centre with a variety of food and leisure facilities. Hotels in the vicinity include Solent Hotel & Spa, Holiday Inn and Premier Inn.



PERFECTLY PLACED

Multimodal location with excellent connectivity to motorways, airports and docks.



By Road

Located adjacent to Junction 9 of the M27, the key east-west motorway corridor for the region providing excellent road access to the M3 and national motorway network beyond.

Location	Miles
Southampton Town Centre	9
M3	11
Portsmouth Town Centre	12
A303 (via A36)	43
M4 J13 (via A34)	50
M25 J12	63
Heathrow International Airport (Terminal 5)	69



By Rail

Access to London Waterloo, with a fastest direct journey time of 68 minutes from Southampton Airport.



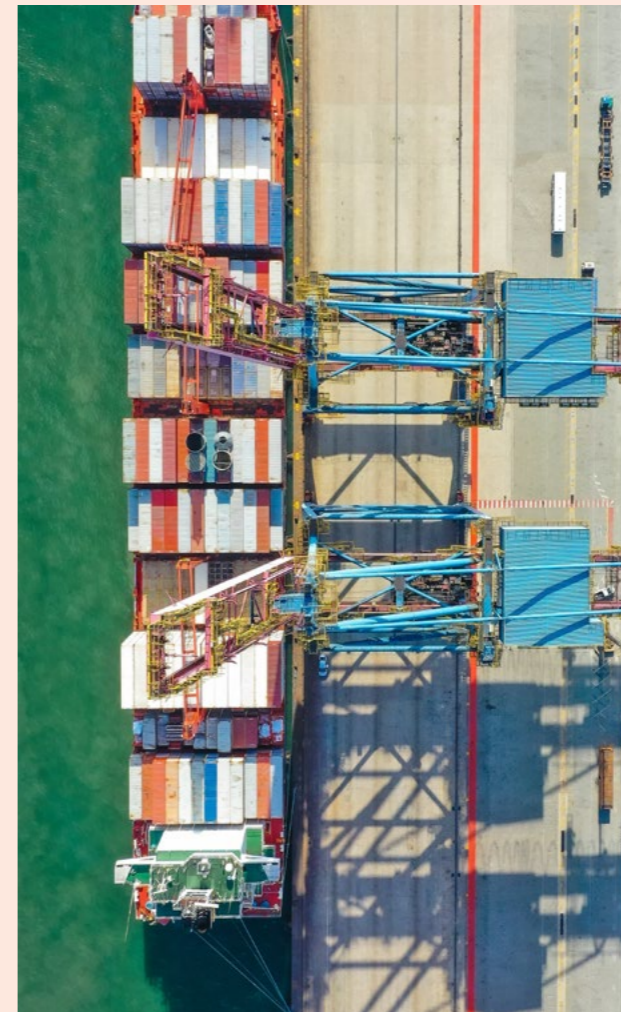
By Dock

Solent International is conveniently located for the docks at Southampton Port and the International port at Portsmouth which are 9 and 11 miles away respectively.



By Air

Southampton Airport is less than 10 miles away and can be reached in 19 minutes by car.







We bring together people and places, creating innovative spaces for dynamic businesses.

Once you know where you need to be, it's all about being the best you can be:

- Established in 1981
- Tried and tested delivery mechanism
- 40m+ sq ft delivered on time, on budget, every time
- Creating exemplary working environments
- 85% of our developments are bespoke for our customers

Our track record



Dowty Propellers

- Gloucester Business Park
- 183,000 sq ft GIA



TBS Engineering

- Gloucester Business Park
- 100,000 sq ft



AirBusiness

- Hatfield Business Park
- 69,000 sq ft

AN OPPORTUNITY TOO GOOD TO MISS



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