

NURSLING INDUSTRIAL ESTATE
MAURETANIA ROAD, NURSLING SO16 0YS

UNDER CONSTRUCTION

Available Q4 2024

NURSLING
135

135,280 Sq Ft
Net Zero Carbon,
Prime Warehouse Facility
Targeting BREEAM 'Outstanding'

Outstanding Efficient Green

Nursling 135 is a brand new, strategically positioned EPC A+ industrial / warehouse development and moments from the Port of Southampton.

NURSLING 135

Premier Distribution Location

Nursling 135 strategically positioned within a crucial industrial and logistics zone, stretching from the M27 to the Port of Southampton.

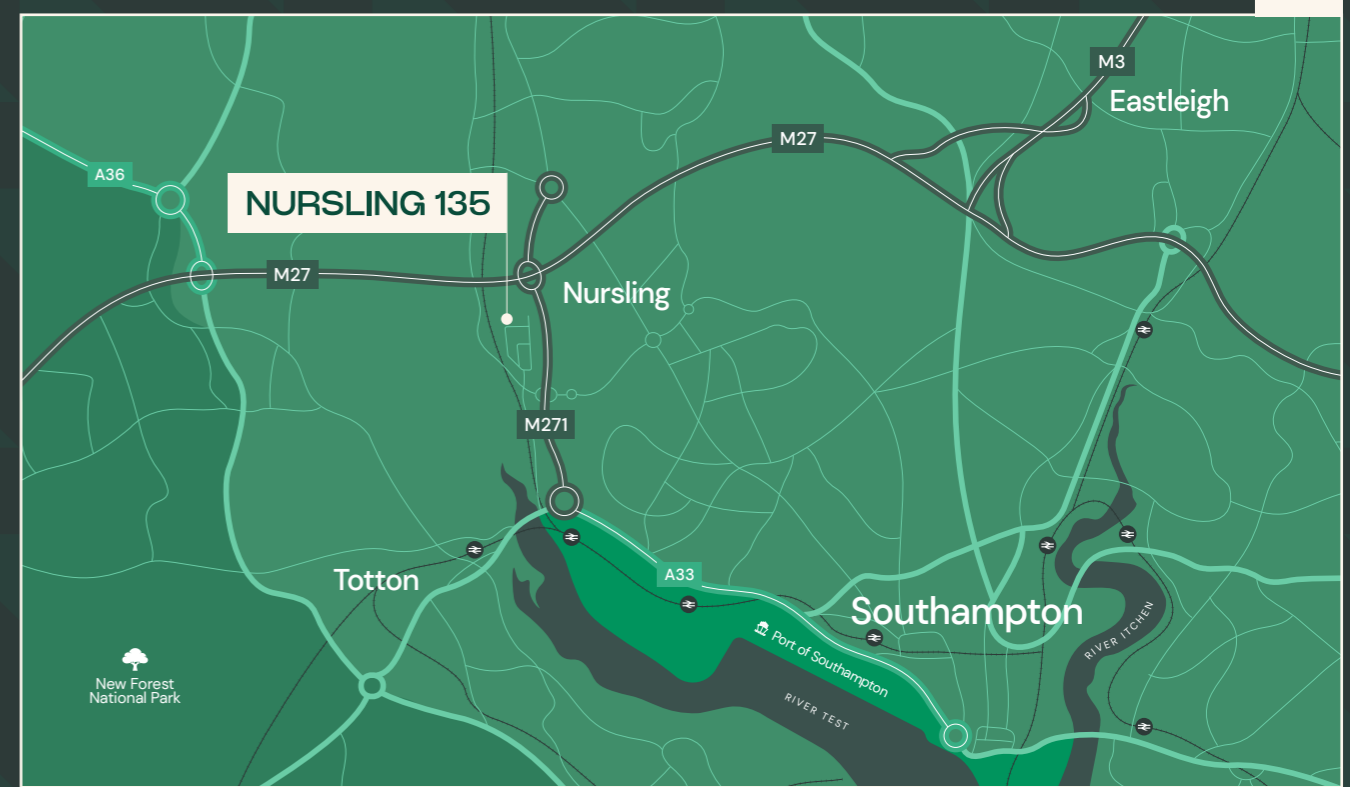
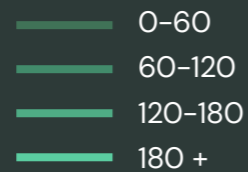
M271 Junction 1	0.6 miles	2 mins
M27 Junction 3	1.4 miles	4 mins
M3 Junction 13	5.7 miles	9 mins

Southampton	5 miles	15 mins
Portsmouth	25 miles	30 mins
Central London	75 miles	85 mins

Southampton Port	5 miles	14 mins
Portsmouth Intl Port	25 miles	29 mins

Southampton Airport	7 miles	11 mins
Heathrow Airport	65 miles	75 mins
Gatwick Airport	85 miles	105 mins

Drive time mins from Nursling 135

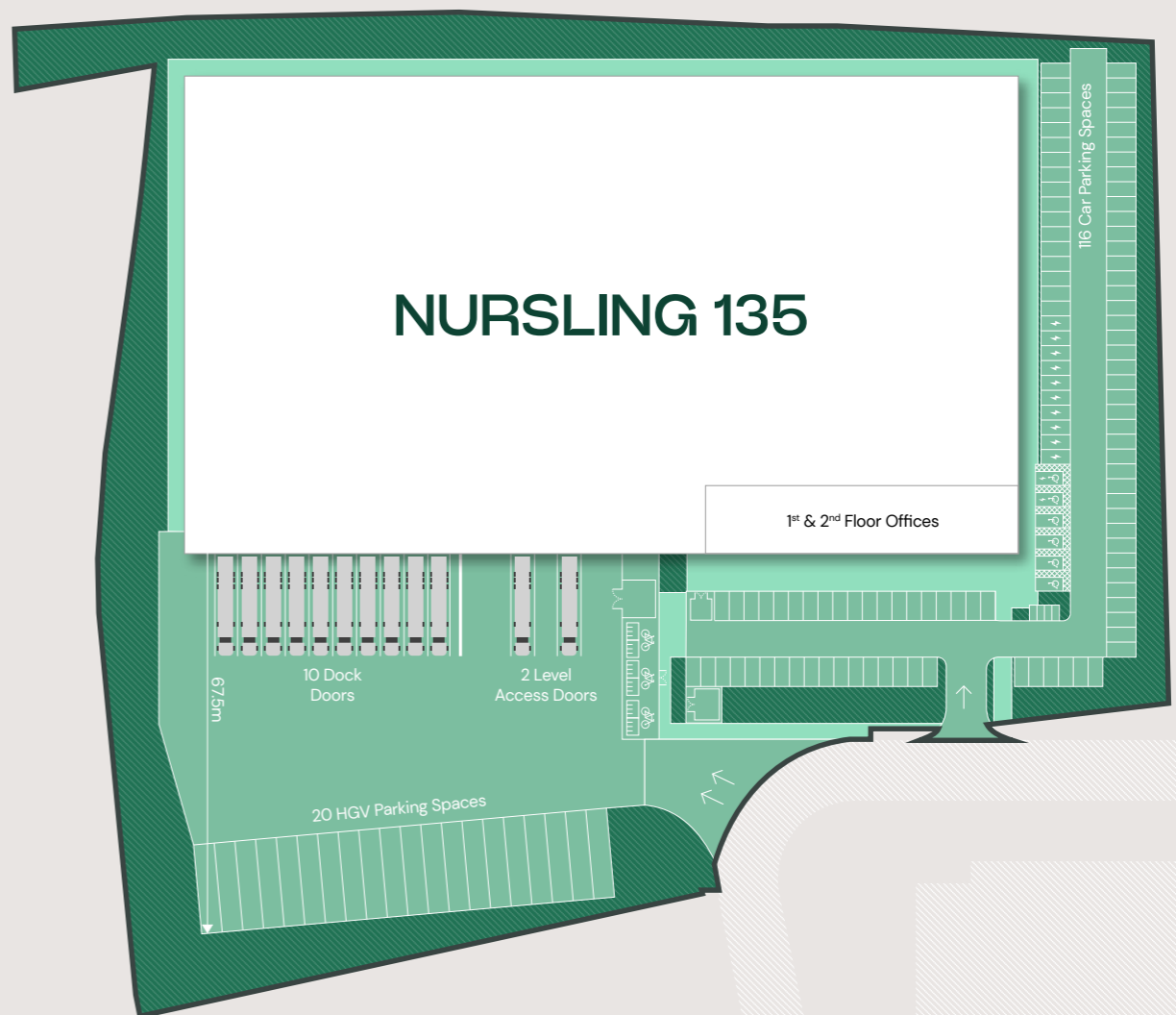



Aerial


- | | | | | | |
|-------------------------|----------------------|-----------------------------|------------------------|--------------------------|-----------------|
| 1. Tesco | 6. RIVUS | 11. GXO | 16. Metabo | 21. DFS | 26. Holiday Inn |
| 2. SIG | 7. Asendia | 12. Ordnance Survey | 17. Specialist Sports | 22. Dependable Logistics | 27. Lidl |
| 3. Gregory Distribution | 8. Mack Distribution | 13. Nursling Resouce Centre | 18. Youngs Transport | 23. B&Q | 28. CCF |
| 4. TNT | 9. TW Metals | 14. DX | 19. Meachers Logistics | 24. David Lloyd | 29. John Lewis |
| 5. SDC Trailers | 10. CLF Distribution | 15. TNT | 20. Meachers Logistics | 25. Lidl | 30. Evri |

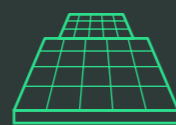


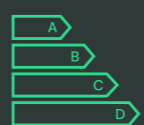
Net-Zero Capability





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Target BREEAM 'Outstanding'
- 


Rainwater harvesting
- 


PV Panels generate approx 153,372 kWh per annum of electricity ≈ £47,545/year at current energy costs*
- 


EPC A+ Rating
- 


12 no. EV charging points
- 


2 level access / 10 dock level loading doors
- 

Secure yard
- 

20 HGV parking spaces
- 

15m clear height
- 

67.5m max yard depth
- 

500KVA power supply
- 

50 Kn/m² floor loading

* Potential to increase PV power output

	GEA sq m	GEA sq ft
Warehouse	11,025	118,673
GF Core	158	1,700
Office FF	526	5,662
Office SF	553	5,952
Total	12,568	135,280

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DEVELOPMENT TEAM

GRAFTONGATE

Graftongate is a commercial real estate investor and developer specialising in industrial and logistics developments. They work with occupiers, landowners, institutional funding partners, and invest with their own balance sheet. Graftongate has a strong reputation for delivering high-quality industrial and logistics projects, with a total end value surpassing £1 billion.

BRIDGES

Fund Management

Bridges, a specialist private markets investor, has been investing in solutions for over 20 years to support the transition to a more inclusive and sustainable economy. They are driven by the conviction that building a better future for people and the planet is an opportunity to create lasting economic value. Some people call this impact investing, but Bridges sees it as the future of all investing.

Further information – to include energy performance certificates and data site access is available upon request.

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