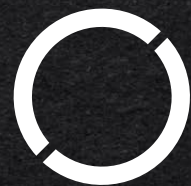


PC MARCH 24



QUEST 271



TO LET

44,309 SQ FT - 95,420 SQ FT

3 NEW GRADE A UNITS WAREHOUSE / LOGISTICS UNITS

NURSLING SOUTH | TEST LANE | SOUTHAMPTON | SO16 9SD

QUEST271.CO.UK

QUEST 271

QUEST 271 is a brand new, strategically positioned industrial warehouse/logistics development in a location of significant under supply, adjacent to M271 and Port of Southampton.

The site offers 3 Grade A units, each with secure yards and the highest performance green credentials, situated in a highly accessible location.



INDICATIVE IMAGE

QUEST271.CO.UK

QUEST 271

TESCO

Gregory 

dfs


M3 / 10 MINS 



David Lloyd
— CLUBS —


 Ordnance Survey

 Holiday Inn

M27 / J3 

M27 

B&Q

M271 
J3 - 2 mins

aalco

MC GROUP

UNIT 01

UNIT 02

Unit 03

M271 

4 MILES
SOUTHAMPTON CENTRE
& PORT

Nursling was originally allocated land for port expansion and is now a thriving Logistics Estate which has expanded to provide a successful development.

INDICATIVE IMAGE



BREEAM®

TARGETING BREEAM
EXCELLENT



24/7 SECURED
GATED ACCESS



UP TO
600 KVA



DIRECT
M271 ACCESS



15%
ROOF LIGHTS



GRADE A
OFFICES



50 KN/M2
FLOOR LOADING



EV CHARGING
(48 SPACES)



LED
LIGHTING

QUEST 271

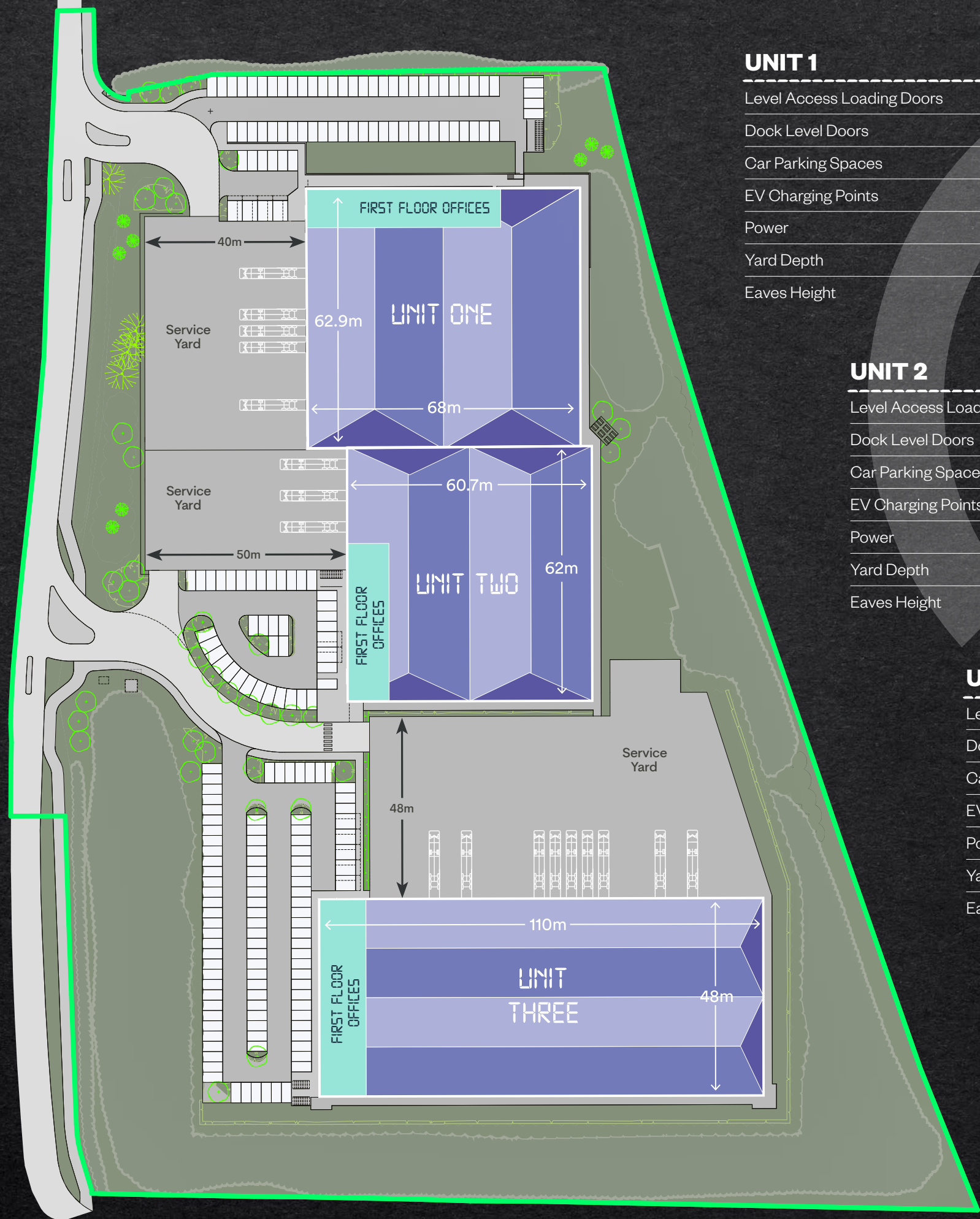
CUTTING EDGE SPECS COME AS STANDARD
IN OUR QUEST FOR GRADE A FACILITIES



INDICATIVE IMAGE

QUEST271.CO.UK

QUEST 271



UNIT 1

Level Access Loading Doors	2
Dock Level Doors	3
Car Parking Spaces	70
EV Charging Points	16
Power	378 kVA
Yard Depth	40m
Eaves Height	12m

51,111 SQ FT

UNIT 2

Level Access Loading Doors	3
Dock Level Doors	-
Car Parking Spaces	40
EV Charging Points	12
Power	300 kVA
Yard Depth	50m
Eaves Height	12m

44,309 SQ FT

UNIT 3

Level Access Loading Doors	4
Dock Level Doors	5
Car Parking Spaces	100
EV Charging Points	20
Power	600 kVA
Yard Depth	48m
Eaves Height	12m

62,574 SQ FT

UNIT 1/2 COMBINED

Level Access Loading Doors	6
Dock Level Doors	2
Car Parking Spaces	110
EV Charging Points	28
Power	678kVA
Yard Depth	40m-50m
Eaves Height	12m

95,420 SQ FT

INDICATIVE SITE PLAN

QUEST 271

QUEST



QUEST 271 ACCOMMODATION

UNIT 1	SQ M	SQ FT
Warehouse	4,303.20	46,319
1st Floor Office	445.16	4,792
TOTAL	4,748.37	51,111

UNIT 2	SQ M	SQ FT
Warehouse	3,739.36	40,250
1st Floor Office	377.07	4,059
TOTAL	4,116.43	44,309

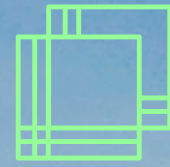
UNIT 3	SQ M	SQ FT
Warehouse	5,256.95	56,585
1st Floor Office	556.40	5,989
TOTAL	5,813.35	62,574

BREEAM

TARGETING BREEAM
EXCELLENT



EPC RATING
TARGET A



FABRIC FIRST
APPROACH



LED
LIGHTING



PV ON
ALL UNITS



GREEN ENERGY
TARIFF READY



1,200+ TREES
TO BE PLANTED



GREEN CREDENTIALS



INDICATIVE IMAGE

QUEST271.CO.UK

LOCATION

ROAD CONNECTIONS

	DISTANCE
M271	1 mile
Redbridge Station	1 mile
Dock Gate 20	1.7 miles
Junction 3 M27	2.7 miles
Southampton City Centre	4 miles
Juction 14 M3	5.6 miles
M25	58 miles
M40	81 miles
The Midlands	113 miles

PORTS

	DISTANCE
Southampton	3 miles
Avonmouth (Bristol)	89 miles
London Gateway (Essex)	119 miles

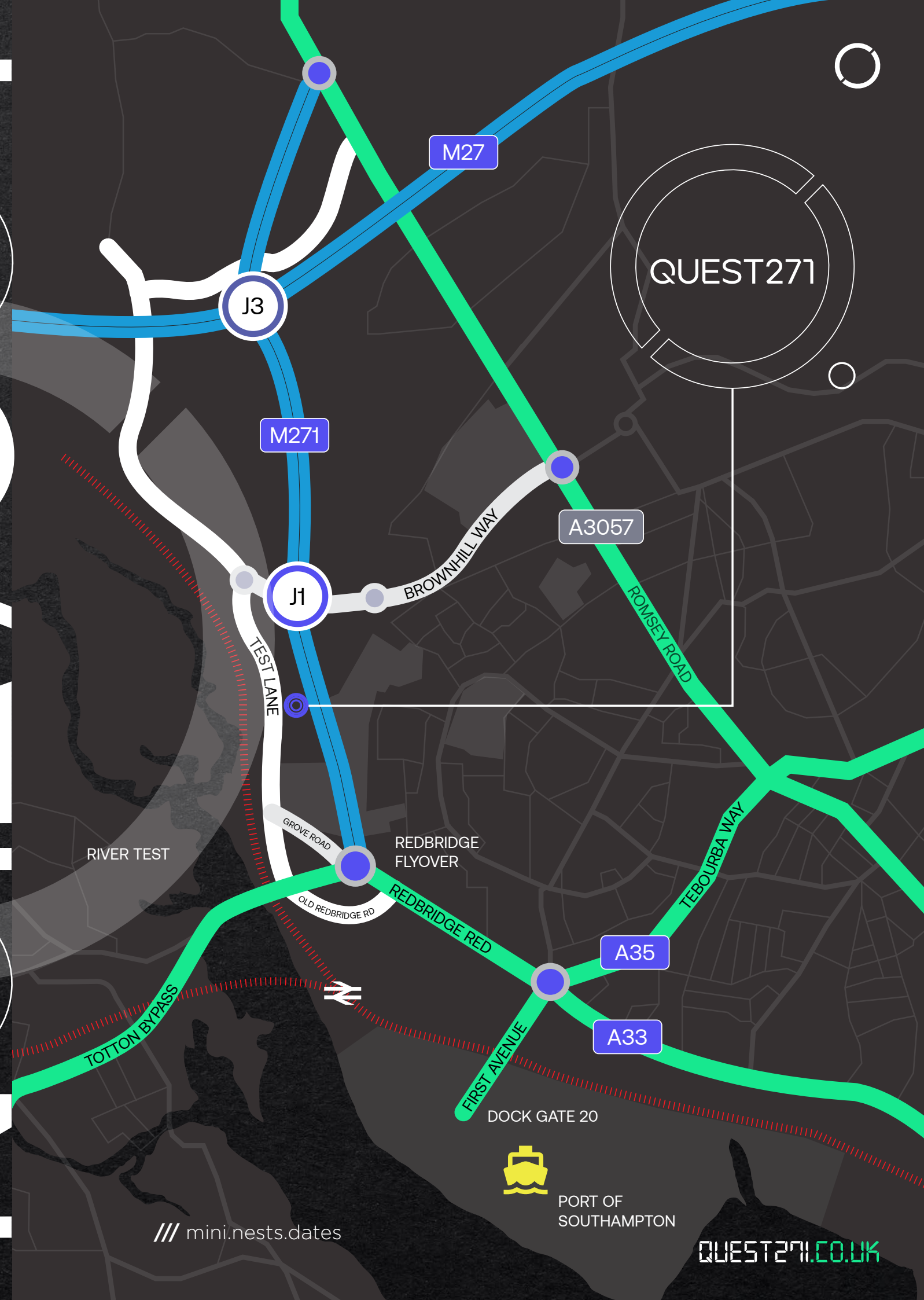
AIRPORTS

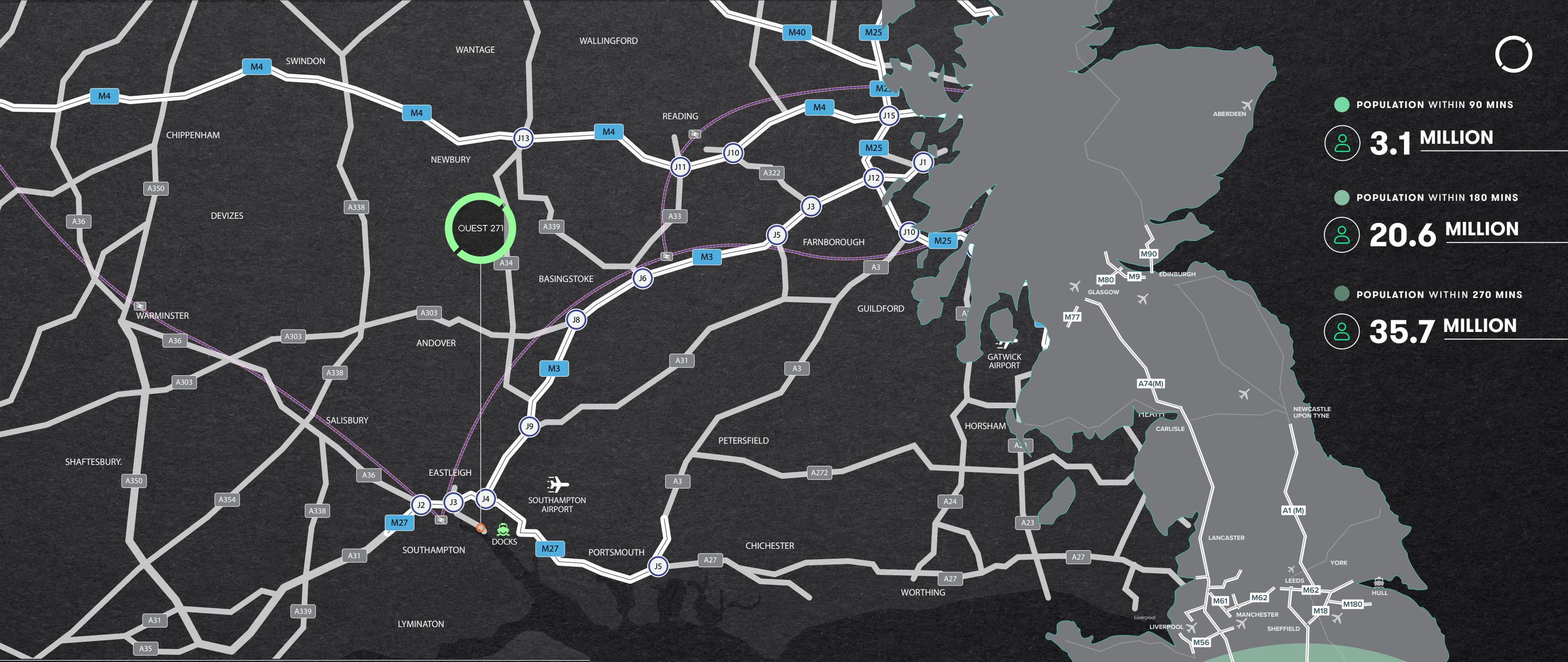
	DISTANCE
Southampton Airport	7.2 miles
Gatwick Airport	82 miles

RAIL TERMINALS

	TIME
Southampton Central	12 mins
London Waterloo	1hr 19 mins

QUEST 271 Situated on Nursling South, adjacent to the South Central warehouse development, which includes the new John Lewis distribution centre. The site is bounded to the north by Nursling Industrial Estate and various other industrial units. East of the site lies the M271 and the Lidl Distribution centre, with Test Lane and the River Test lying to the West.





POPULATION WITHIN 90 MINS
3.1 MILLION

POPULATION WITHIN 180 MINS
20.6 MILLION

POPULATION WITHIN 270 MINS
35.7 MILLION

THE SITE IS LOCATED WITHIN A KEY INDUSTRIAL AND EMPLOYMENT CORRIDOR BETWEEN THE M27 AND PORT OF SOUTHAMPTON.

SUITABLE SKILLS & SECTORS

HAMPSHIRE 48,000	SOUTHAMPTON 4,500
→ Manufacturing Workers	

HAMPSHIRE 24,000	SOUTHAMPTON 7,000
→ Transport and Storage Workers	

14.6 MILLION HOUSEHOLDS WITHIN 270 MINS

8.4 MILLION HOUSEHOLDS WITHIN 180 MINS

1.3 MILLION HOUSEHOLDS WITHIN 90 MINS

READY TO WORK

HAMPSHIRE 30,100	SOUTHAMPTON 7,100
→ Want a job in the Southampton Area	



*Figure are from the Office for National Statistics (ONS)



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