



25 Majestic Road

NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YT



TO LET

Detached Modern Warehouse with Secure Yard on Site of 1.24 Acres

Prime Logistics Location

25,331 ft² (2,353.3 m²)

Description

25 Majestic Road, originally constructed in 1999, comprises a detached modern warehouse on a self-contained rectangular site of approximately 1.24 acres with a 43% site coverage. The property is of steel portal frame construction.

Specification

- 7m haunch height
- 8m eaves height
- 11m ridge height
- 2 electric up and over sectional loading doors – 4.5 m (w) x 4.5m (h)
- LED lighting to warehouse
- Power floated warehouse floor
- Office accommodation with fully accessed raised floors and air conditioning
- Secure brick paved yard approx. 35m depth
- 20 allocated parking spaces
- Palisade gated entrance
- EPC rating C73



Floor Area	Sq Ft	Sq M
Ground Floor – Warehouse Area	23,316	2,166.1
First Floor Offices	2,015	187.2
TOTAL (GIA)	25,331	2,353.30



Images Pre-Refurbishment



Location

25 Majestic Road is strategically located adjoining the M271 on the Nursling Industrial Estate, Southampton's prime distribution centre. Junction 3 of the M27 is within one mile providing direct access to London via the M3 as well as the Midlands and North via the A34. Dock Gate 20 of Southampton Port is 2.7 miles away.

Terms

The property is available on a new lease, at a rent of £300,000 pax on terms by negotiation.

Business Rates

The Rateable Value from April 2026 is £307,500 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Test Valley Borough Council.

Destinations	Miles
Port of Southampton – Dock Gate 20	2.7
Southampton International Airport	7.1
Southampton Airport Parkway	7.1
Southampton	4.9
M3 Interchange	4.6
A34 (for Midlands and the North)	14.5
Heathrow Airport	63
Central London	81



Unit 25 Majestic Road, Nursling Industrial Estate

SAT NAV: SO16 0YT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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