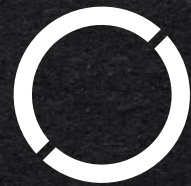


PC MARCH 24



# QUEST 271



TO LET

44,400 SQ FT - 95,645 SQ FT

3 NEW GRADE A UNITS WAREHOUSE / LOGISTICS UNITS

NURSLING SOUTH | TEST LANE | SOUTHAMPTON | SO16 9SD

[QUEST271.CO.UK](http://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](http://QUEST271.CO.UK)

# QUEST 271

TESCO

Gregory

dfs

M3 / 10 MINS

LIDL

David Lloyd  
— CLUBS —

Ordnance Survey

H  
Holiday Inn

M27

M27 / J3

M271   
J3 - 2 mins

B&Q

aalco

MC GROUP

UNIT 01

UNIT 02

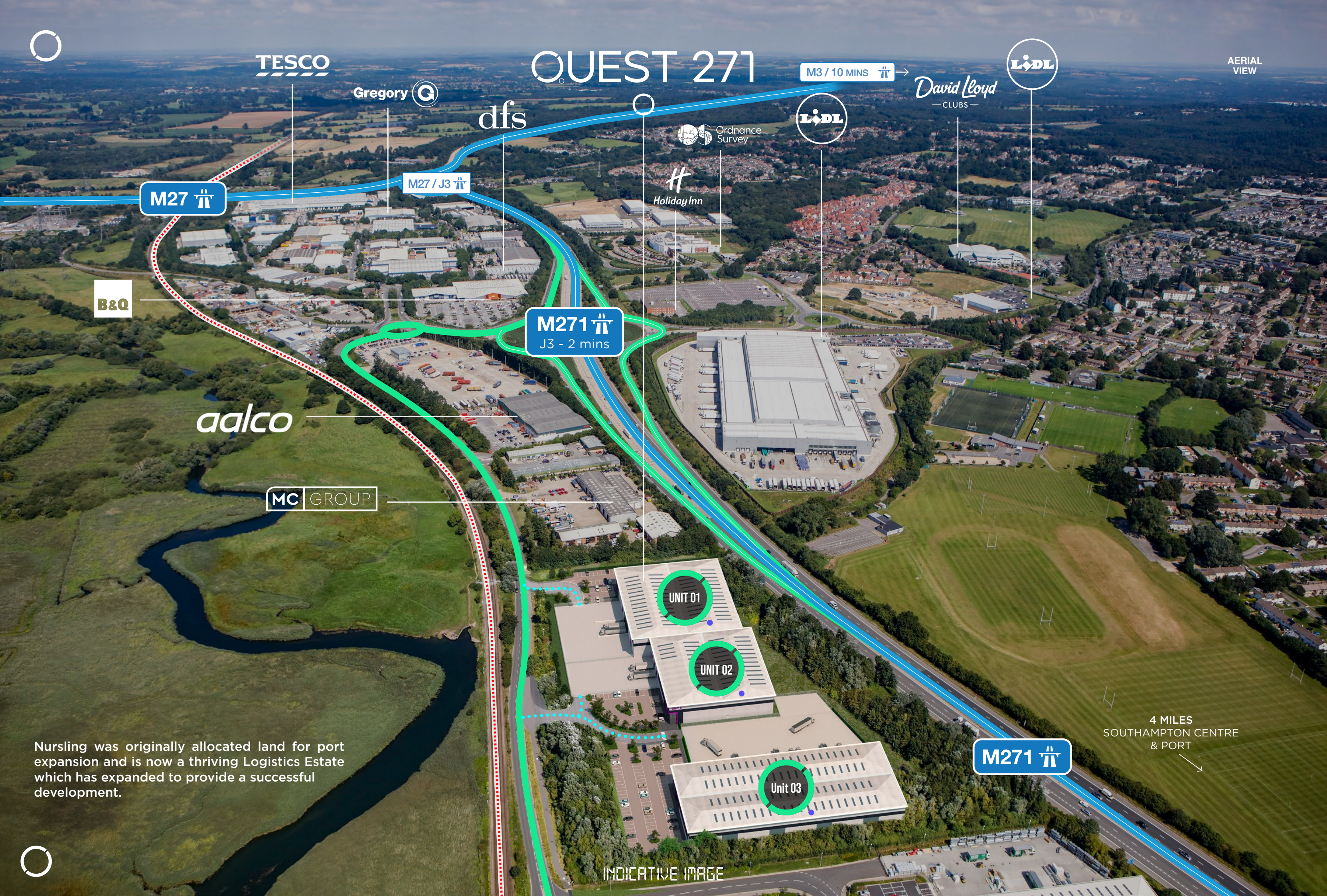
Unit 03

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

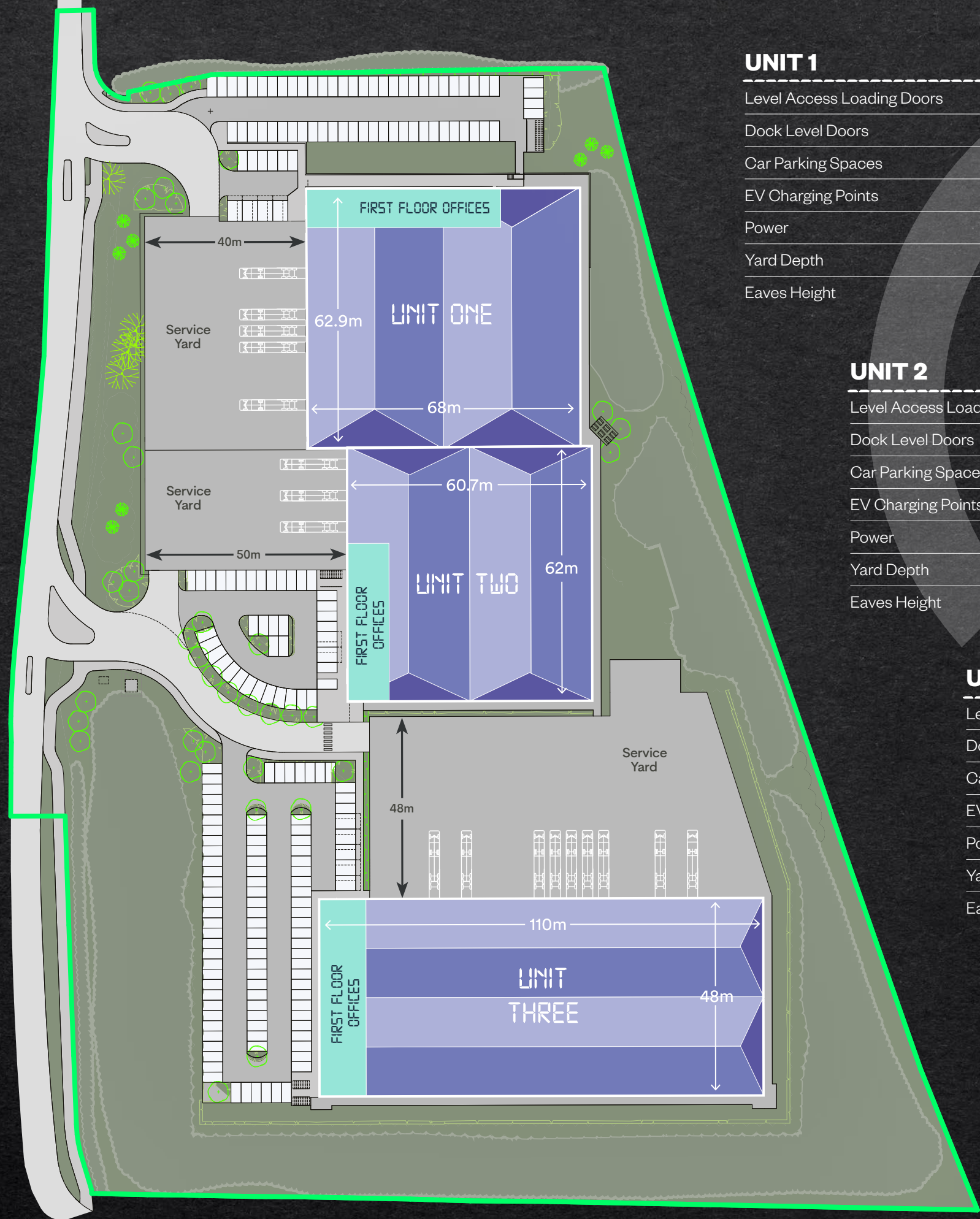
CUTTING EDGE SPECS COME AS STANDARD  
IN OUR QUEST FOR GRADE A FACILITIES



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

51,245 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

44,400 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

62,729 SQ FT

## UNIT 1/2 COMBINED

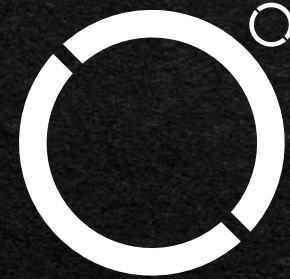
Level Access Loading Doors	6
Dock Level Doors	2
Car Parking Spaces	110
EV Charging Points	28
Power	678kVA
Yard Depth	40m-50m
Eaves Height	12m

95,420 SQ FT

INDICATIVE SITE PLAN

# QUEST 271

# QUEST



## QUEST 271 ACCOMMODATION

UNIT 1	SQ M	SQ FT
Warehouse	4,214.6	45,366
Reception	72.3	778
Fire Escape	26.2	282
1st Floor Office	447.7	4,819
<b>TOTAL</b>	<b>4,760.8</b>	<b>51,245</b>

UNIT 2	SQ M	SQ FT
Warehouse	3,647.3	39,259
Reception	66.9	720
Fire Escape	26.4	284
1st Floor Office	384.3	4,137
<b>TOTAL</b>	<b>4,124.9</b>	<b>44,400</b>

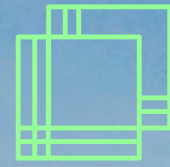
UNIT 3	SQ M	SQ FT
Warehouse	5192.2	55,888
Reception	66.6	717
Fire Escape	21.5	231
1st Floor Office	547.5	5,893
<b>TOTAL</b>	<b>5,827.8</b>	<b>62,729</b>

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
Junction 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

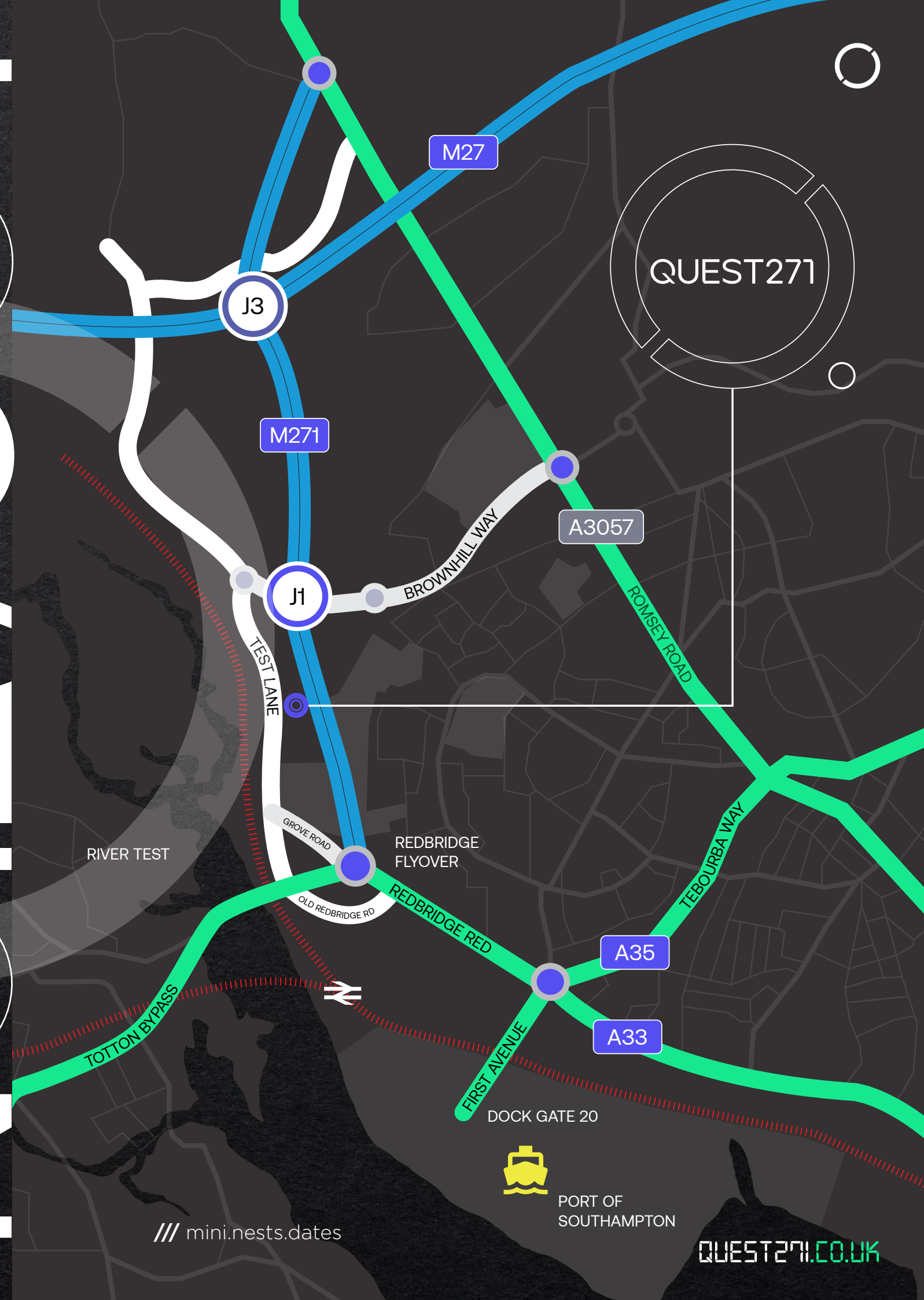
## AIRPORTS

	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.



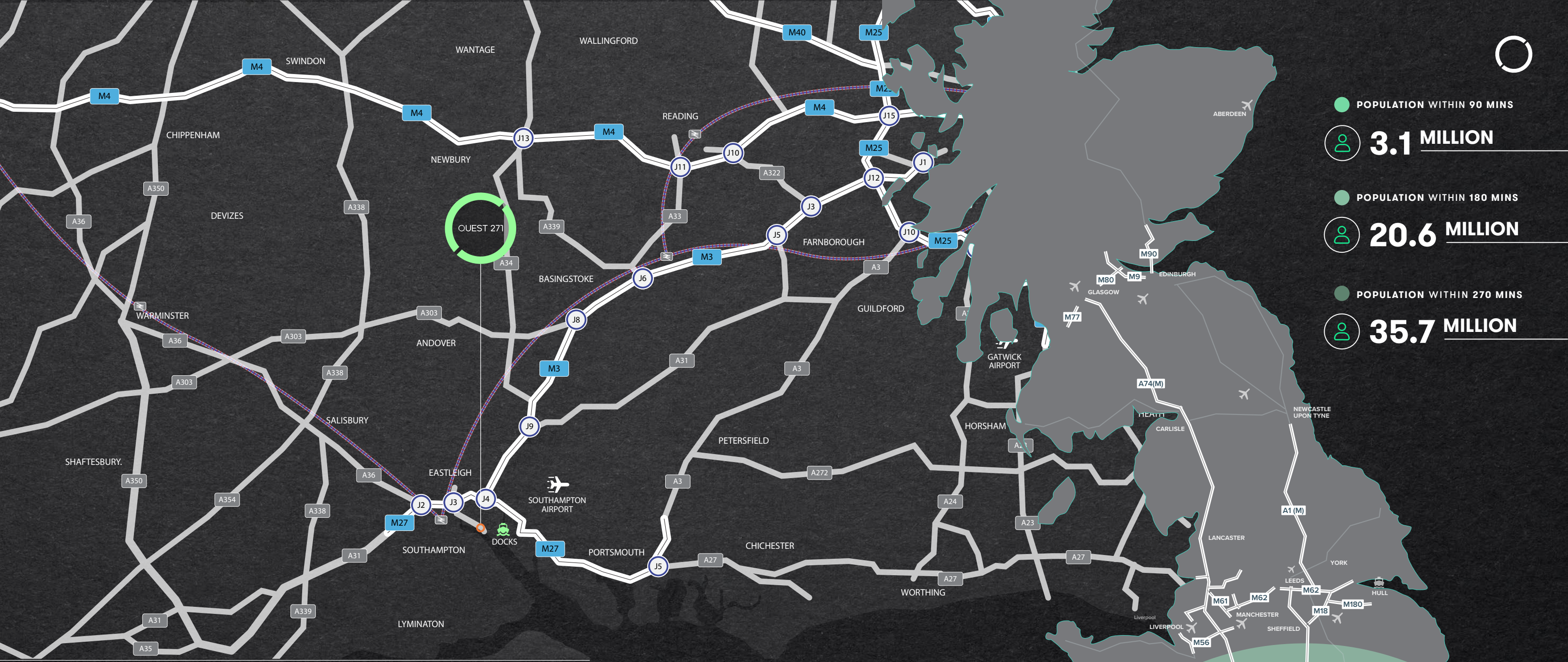
/// mini.nests.dates



PORT OF SOUTHAMPTON

QUEST271.CO.UK





● 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 <b>48,000</b>	SOUTHAMPTON <b>4,500</b>
→ Manufacturing Workers	

HAMPSHIRE <b>24,000</b>	SOUTHAMPTON <b>7,000</b>
→ 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 <b>30,100</b>	SOUTHAMPTON <b>7,100</b>
→ Want a job in the Southampton Area	



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



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Smith  
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