

An aerial photograph of a large industrial and commercial site, identified as Nursling Lorry Park. The site features a large paved area with numerous parked lorries and trailers. There are several buildings, including a large blue-roofed warehouse and smaller structures. The site is surrounded by greenery and trees, with a road and residential areas visible in the background. The image is overlaid with a semi-transparent dark blue filter.

Lambert
Smith
Hampton

NURSLING LORRY PARK

TEST LANE, SOUTHAMPTON, SO16 9JW

HIGHLY REVERSIONARY GROUND RENT
INVESTMENT IN PRIME SOUTH COAST LOCATION



INVESTMENT SUMMARY

- A rare opportunity to acquire a freehold industrial open storage investment on Nursling Industrial Estate, one of the South Coast's premier industrial and logistics locations
- Strategically located adjacent to Junction 1 of the M271, providing direct access to the M27 and M3 motorways, with the Port of Southampton approximately five minutes away by road
- Comprises 8.59 acres of fully concreted storage land benefiting from 24/7 operation
- Passing rent of £110,000 per annum, equating to £12,806 per acre, with reversionary potential to an ERV of £237,249 per annum, or £27,619 per acre
- Let in its entirety to Maritime Transport Ltd until December 2079, providing approximately 53.3 years unexpired. The tenant has a Dun & Bradstreet rating of 5A1, representing "Minimum Risk"
- Next upward-only rent review on 25th December 2030, to the greater of the passing rent and 87.87% of the rack rent of the lease's specified hypothetical 20,000 sq ft industrial building, as further detailed in the tenancy section

WE ARE INSTRUCTED TO SEEK OFFERS
IN EXCESS OF **£3,150,000 (THREE MILLION
ONE HUNDRED & FIFTY THOUSAND POUNDS)**,
SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

A PURCHASE AT THIS LEVEL REFLECTS A **NET
INITIAL YIELD OF 3.28%, A REVERSIONARY
YIELD OF 7.05% AND A VERY LOW CAPITAL
VALUE OF £367,000 PER ACRE**, ASSUMING
PURCHASERS' COSTS OF 6.47%.



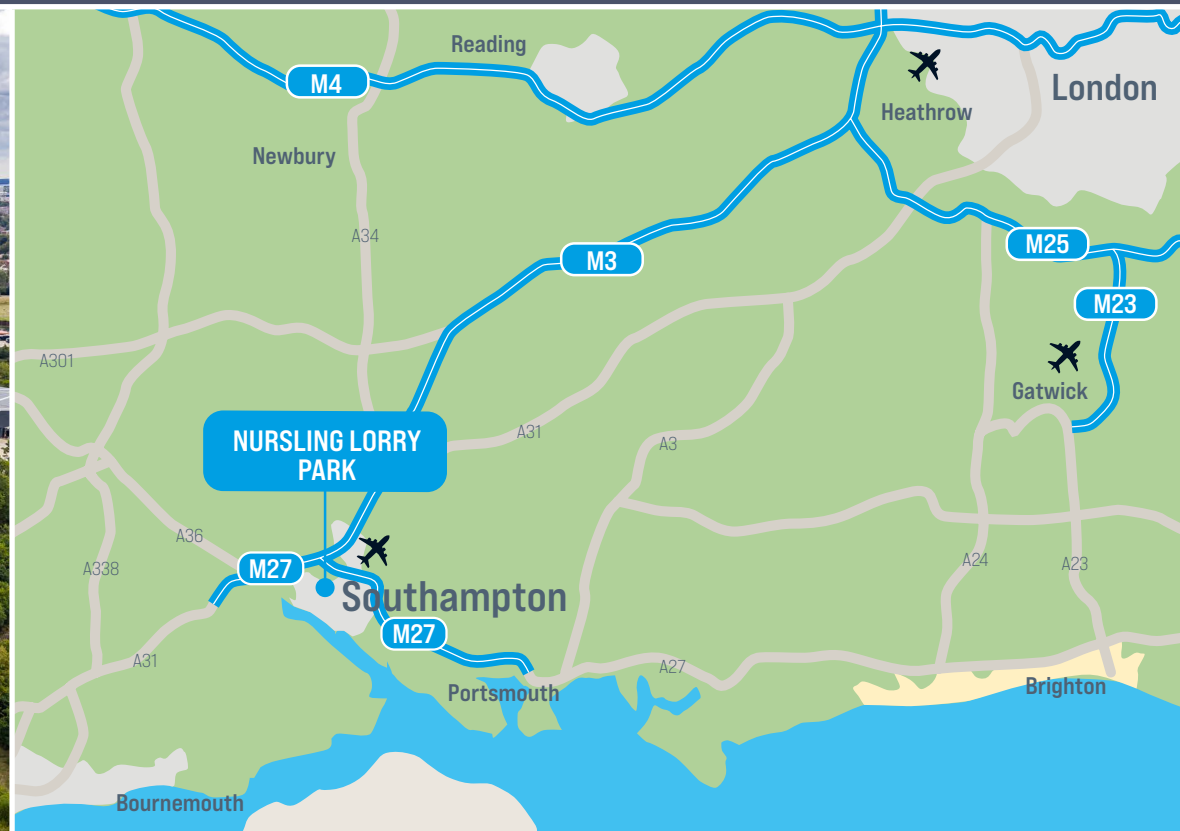
LOCATION

Nursling Industrial Estate is the premier and most strategically positioned industrial and logistics location on the South Coast, benefiting from exceptional connectivity and close proximity to both the Port of Southampton and Southampton International Airport. This accessibility has made it a magnet for a diverse occupier base, including third party logistics companies and major food, retail, engineering, and ecommerce operators.

Located just four miles north west of Southampton City Centre, the estate enjoys immediate access to Junction 1 of the M271, linking directly to the M27 and M3 motorways and providing excellent regional and national connectivity, with the Port of Southampton reachable within five minutes by road.

The estate sits within a thriving commercial area home to distribution, trade counter, light industrial, and logistics uses, with notable nearby occupiers including GXO, TNT, SIG, Lidl, Evri, and John Lewis. Its position near established residential areas also provides convenient access to a skilled local labour force.

The estate further benefits from a well designed internal road network, ensuring efficient on site circulation and excellent HGV accessibility throughout the estate and onto the M271.



LOCAL ECONOMY

Southampton is one of the UK's fastest growing regional economies, have expanded to £10 billion [+13.2%] since 2019.

The city supports more than 115,000 jobs across a diverse range of industries including marine and maritime engineering, aerospace, logistics, clean energy, and professional services.

As a recognised centre for innovation and advanced manufacturing, Southampton is home to leading institutions such as the University of Southampton, internationally renowned for its research in oceanography, artificial intelligence, and engineering.

The Port of Southampton, the UK's second largest container terminal and major deep water port, reinforces the city's role as a vital hub for international trade and logistics, handling over one million container units per year and ranking among the busiest ports in Europe.

Southampton is also playing a central role in the development of the Solent Freeport, unlocking investment and innovation across high value sectors, while the Southampton Green City Charter and investment in sustainable transport and infrastructure are laying the groundwork for long term, inclusive economic growth.

Combined with a highly educated workforce and a growing tech ecosystem, these factors position Southampton as a key engine of economic development for the South Coast and beyond.



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FASTEST-GROWING
REGIONAL ECONOMIES



MORE THAN 115,000
JOBS ACROSS A DIVERSE
RANGE OF INDUSTRIES



HIGHLY EDUCATED
WORKFORCE & GROWING
TECH ECOSYSTEM



THE UK'S SECOND
LARGEST CONTAINER PORT



EXCEPTIONAL
CONNECTIVITY BY ROAD,
RAIL, AIR & SEA



3,247,027 PEOPLE LIVE
WITHIN A 60 MINUTE
DRIVE TIME OF NURSING
INDUSTRIAL ESTATE



THE SITE

The site extends to approximately 8.59 acres [3.47 hectares].



REINFORCED
CONCRETE SURFACE



PALISADE
PERIMETER FENCING



GATEHOUSE
CONTROLLED BARRIER
ACCESS



LIGHTING & DRAINAGE



POWER CONNECTIVITY



4,273 SQ FT
OFFICE ACCOMMODATION



TENANCY

UNIT	SITE AREA (ACRES)	LEASE START	RENT REVIEW	BREAK DATE	LEASE EXPIRY	PASSING RENT (PA)	PASSING RENT (PER ACRE)	ERV (PA)	ERV (PER ACRE)	COMMENTS
Maritime Transport Ltd	8.59	25/12/1980	25/12/2030	n/a	24/12/2079	£110,000	£12,806	£237,249	£27,619	FRI Terms Inside the 1954 act

REVIEW
PROVISION

At rent review, the rent is determined as the higher of the passing rent and the open market rent. The open market rent is assessed at 87.87% of the rack rent applicable to a hypothetical modern industrial building capable of being developed on the demised land. The assumed building comprises 20,000 sq ft on a one-acre site at the demised location, with the full specification detailed in the lease.

MARITIME TRANSPORT LTD



D&B Rating: 5A1 ‘Minimum Risk’
Company No: 01160595

Maritime employs over 3,300 staff across 41 sites nationwide, including a network of key rail-connected terminals.

Operates a modern, environmentally compliant vehicle fleet of 1,600 Euro 6 trucks alongside 100-plus terminal handling machines.

Maintains a large fleet of over 3,700 trailers, ranging from tippers to curtainsiders, and specialises in container transport and storage.

MARITIME TRANSPORT LTD	31/12/2024	31/12/2023	31/12/2022
Sales / Turnover	£421,747,000	£404,348,000	£482,304,000
Profit (Loss) Before Tax	£7,147,000	£20,671,000	£40,144,000
Shareholders' Funds	£129,038,000	£125,469,000	£110,246,000

OCCUPATIONAL MARKET

Within Southampton and the wider South Coast, the industrial market is supported by the Port of Southampton, the established M27 and M3 distribution corridors and a diverse occupier base spanning logistics, manufacturing, marine and defence-related industries. The market remains relatively constrained by the availability of deliverable employment land, planning requirements and infrastructure limitations. These constraints continue to underpin demand for existing well-located stock and for development opportunities capable of delivering modern B2 and B8 accommodation.

The strength of the local occupational market is evidenced by prime rents of £15.00 per sq ft across the South Coast. Rental growth is expected to continue albeit concentrated in modern, energy-efficient buildings and the developing IOS market.

Please find a schedule of comparable leasing transactions below:

ADDRESS	SIZE (SQ FT)	GRADE	DATE	OCCUPIER	RENT (£PSF)	TERM (YEARS)	BREAKS (YEAR)
Unit 6 Kites Croft, Fareham	31,459	Existing	Jul-26	Liteup Events Ltd	£14.79	15	10
C2-C4 Adanac Trade Park, Southampton	27,999	New Build Spec	Apr-26	TS Group International	£13.50	10	5
2 Penta Park, Eastleigh	37,033	New Build Spec	Mar-26	Alliance Automotive	£13.00	15	10
D, Omega Enterprise Park, Chandlers Ford	18,205	Existing	Jan-26	Dinks Pickleball	£14.00	15	10
1 Penta Park, Eastleigh	20,209	New Build Spec	Dec-25	Specialised Polymer Engineering	£13.75	15	-
Unit 3 Ferne Park, Segensworth	54,239	New Build Spec	Dec-25	Kelvion Ltf	£14.25	15	10
Unit 1 Ferne Park, Segensworth	17,862	New Build Spec	Dec-25	SFE Group UK Ltd	£14.75	10	-
Unit 3 Sopwith Park, Fareham	32,915	Existing	Nov-25	Kraken Technology	£14.50	10	5

DEVELOPMENT MARKET

The South Coast is a key industrial and logistics market within the South East. Southampton is home to one of the UK’s busiest ports, while Portsmouth is a strategically important naval base and home to the Royal Navy’s two Queen Elizabeth-class aircraft carriers. Together, they support a diverse and resilient regional economy with a strong logistics and manufacturing occupier base.

Sustained occupier demand and take-up have attracted significant investment from developers, UK institutions and private equity investors. Development land remains constrained by the Solent, the New Forest and South Downs National Parks, supporting rental growth and prime industrial rents in excess of £15 per sq ft.



ADDRESS	MARKET	SIZE (ACRES)	PRICE	PRICE PER ACRE	PURCHASER/TENANT	TENURE	DATE
Land North of St. Margaret’s Roundabout, Titchfield, Fareham	Segensworth	2.9	£4,800,000	£1,643,836	Lidl	Freehold	Oct-25
Tpark, Totton, Southampton	Southampton	9.7	£13,137,600	£1,360,000	Panattoni	Freehold	Jul-25
Former Gas Works, Land off First Avenue, Southampton, SO15 0LG	Southampton	3.0	£4,200,000	£1,400,000	DTZIM	Freehold	Apr-24
Eaton Aerospace, Abbey Works, Southampton Road, Fareham, PO14 4QA	Segensworth	24.0	£36,000,000	£1,500,000	Graftongate	Freehold	Jan-24
Dunham and Bush, Downley Road, Havant, PO9 2JD	Havant	4.2	£5,400,000	£1,291,866	Canmoor	Freehold	Dec-23

OVERAGE

Prospective purchasers should note that the transfer will contain provisions securing an overage payment in the event of future development.

VAT

The property is elected for VAT. It is anticipated that the sale will be dealt with by way of a Transfer of a Going Concern.

DATA ROOM

A data room is available on request.

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FURTHER INFORMATION:

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