

TPark

SOUTHAMPTON

 PANATT20NI



TO LET

AVAILABLE Q2 2027

5 detached new Grade-A
speculative build industrial
/logistics units from

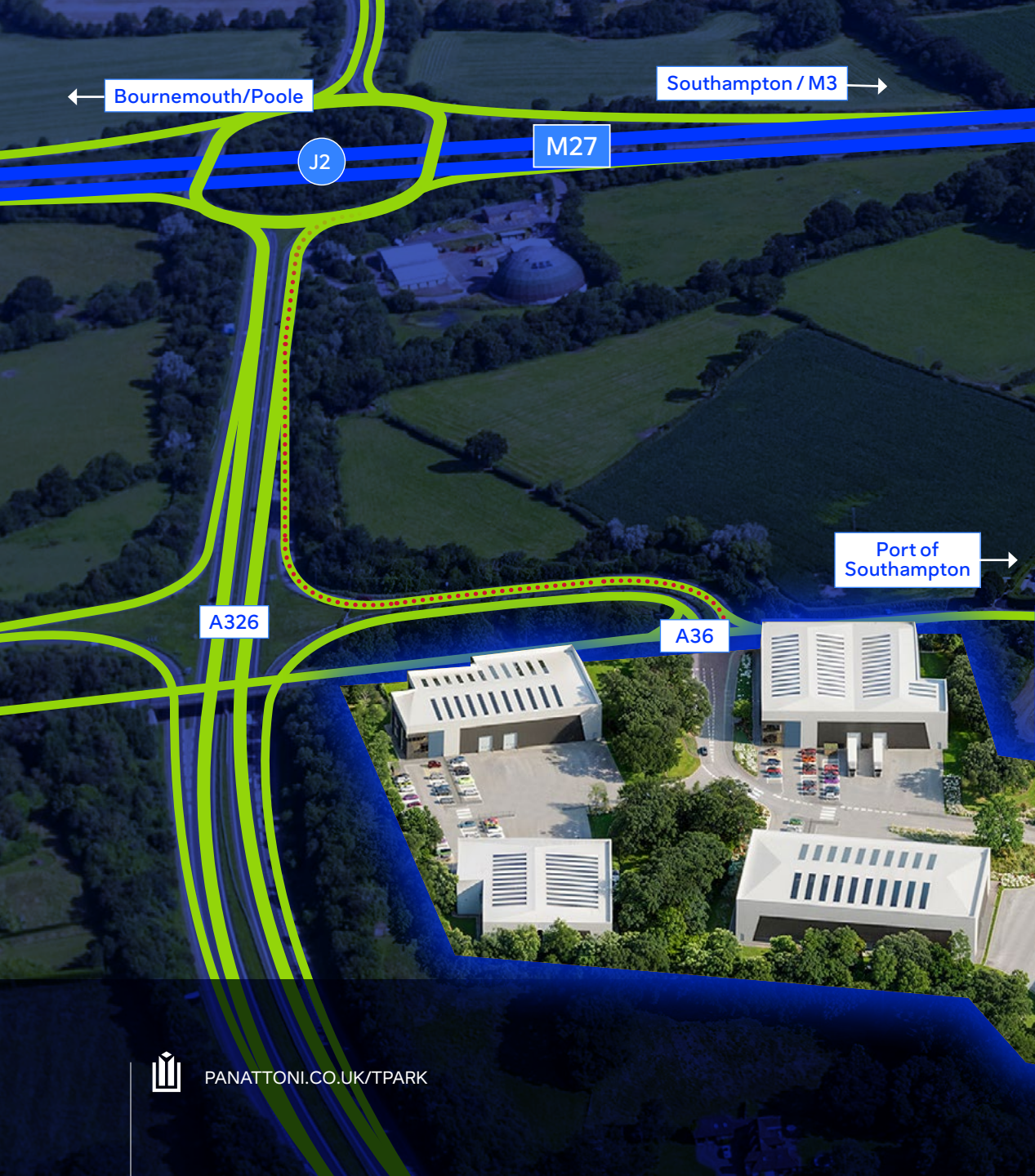
24,714 to 99,642 sq ft

[PANATTONI.CO.UK/TPARK](https://panattoni.co.uk/tpark)

J2 M27 \ Salisbury Rd \ Totton
Southampton \ SO40 2QT

what3words ///infuses.move.speedily





IMMEDIATELY ADJACENT TO J2 M27



**Gateway
location**
Highly prominent

15 mins
Southampton Port



**Direct
access**
A36 & A326

1 min
J2 M27



6 million
Consumers
within 60 mins



15 mins
Southampton
City Centre

40 mins
Portsmouth
Centre

45 mins
Poole
Centre

2 hrs
London

TPark
SOUTHAMPTON

NEED A TAILORED BUILD? ACT NOW!

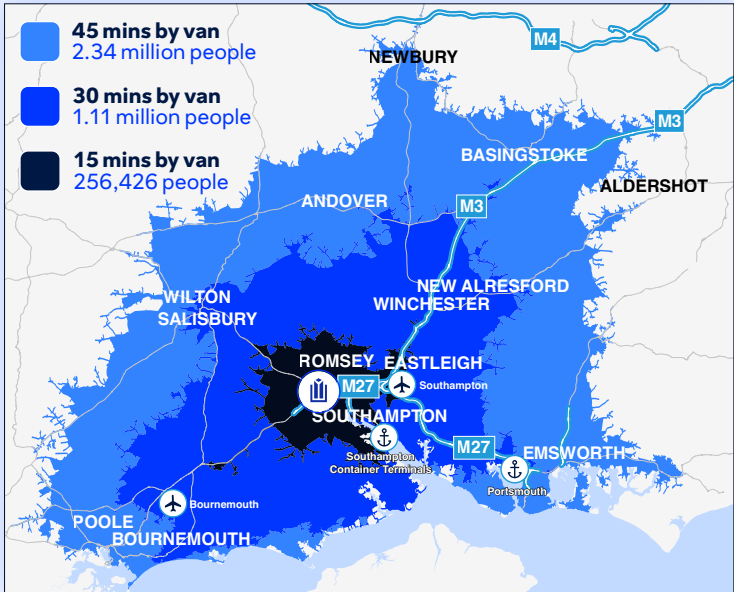
For a limited time, TPark Southampton can adapt unit sizes, internal layouts and specifications to meet your exact needs.

**Early engagement is critical:
contact the agents today.**



PANATTONI.CO.UK/TPARK

YOUR GATEWAY TO REGIONAL, UK AND GLOBAL MARKETS



TPark Southampton offers high-quality space for manufacturers, distributors and last-mile operators – one of very few new-build opportunities in the region.

With excellent road links and proximity to Southampton Port, the UK’s second largest container port, it provides fast access to consumers, industry, and defence supply chains, plus global markets.

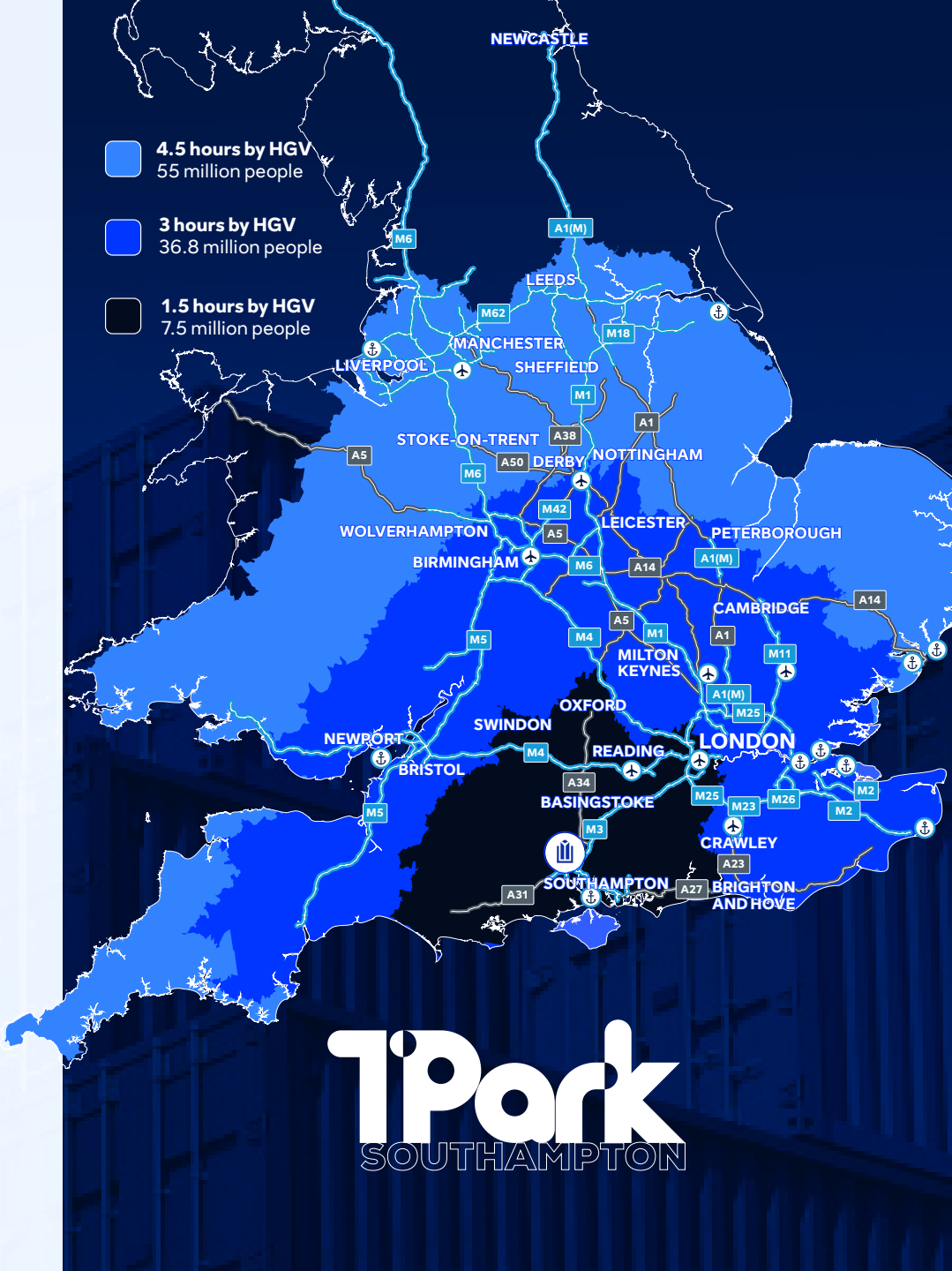
The Port of Southampton, the UK’s second largest container terminal, supports 45,600 jobs and contributes £2.5 billion to the economy each year. As the nation’s leading deep-sea trade hub, it handles £40 billion in exports annually, £36 billion of which go to markets outside the EU. The port is at the heart of supply chains supporting manufacturers and businesses throughout Britain.

Road	Miles	Hrs/Mins
Junction 2 M27	0.8	0:01
Southampton City Centre	6	0:15
M3/M27 Interchange	6.5	0:17
Portsmouth	28.5	0:36
London (via M3)	84	2:14

Seaports	Miles	Hrs/Mins
Southampton	5.5	0:14
Portsmouth Naval Base	28	0:35

Airport	Miles	Hrs/Mins
Southampton	8.5	0:20
London Heathrow	70	1:23

Source: Road Lords Dispatcher September 2025



5 GRADE-A SPECULATIVE INDUSTRIAL/LOGISTICS UNITS FROM 24,714 TO 99,642 SQ FT

Available Q2 2027

Panattoni has outline planning for B2 and B8 uses, designed for general industrial and warehouse distribution uses, and is submitting detailed planning. Each standalone unit features a secure yard, offering privacy and security for occupiers serving the region's strong maritime, aerospace, distribution and defence sectors.

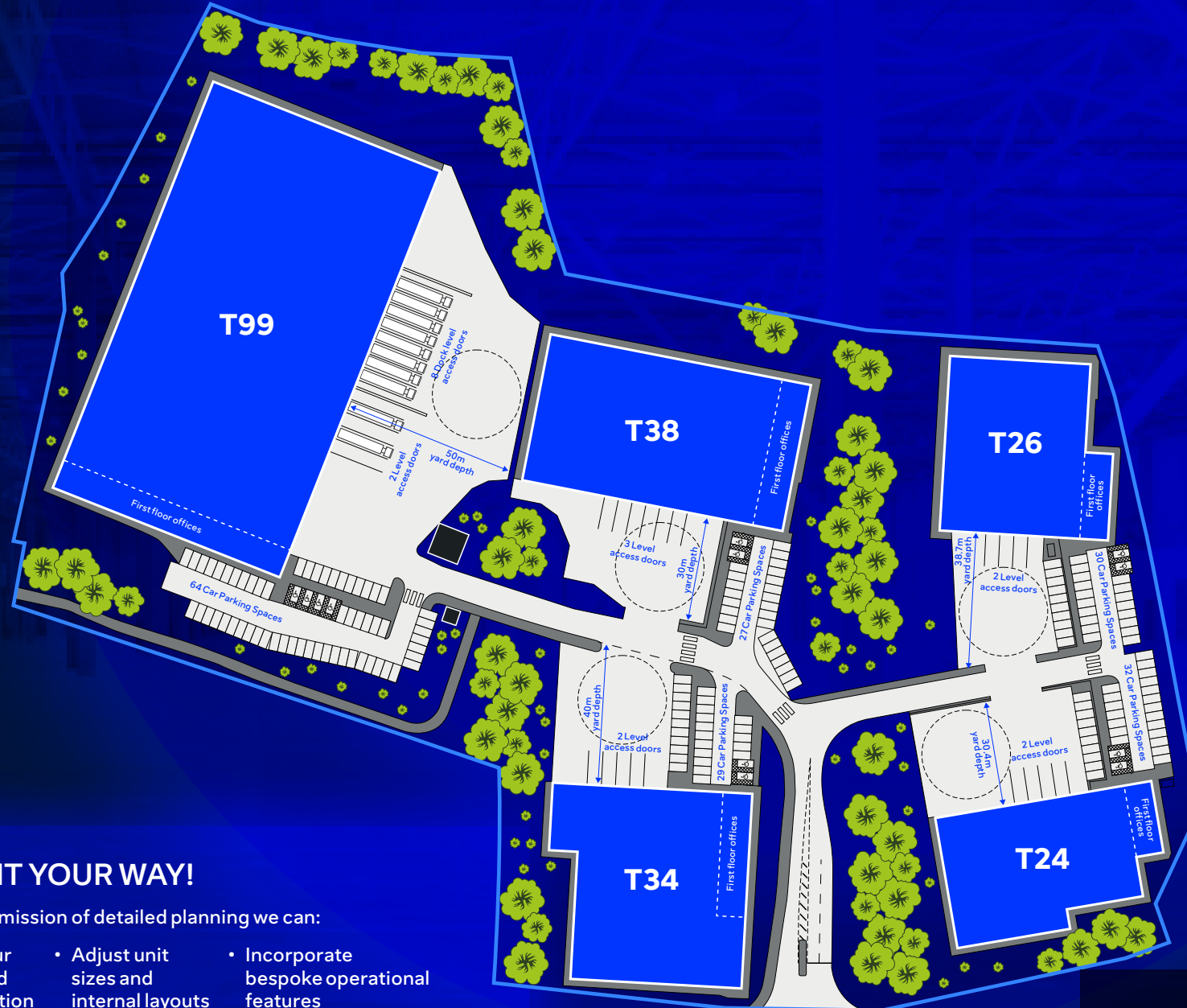
T99	sq ft	sq m
Warehouse	92,151	8,561
Offices	7,492	696
Total (GEA)	99,642	9,257

T26	sq ft	sq m
Warehouse	23,078	2,144
Offices	2,982	277
Total (GEA)	26,060	2,421

T24	sq ft	sq m
Warehouse	22,033	2,046
Offices	2,691	250
Total (GEA)	24,714	2,296

T38	sq ft	sq m
Warehouse	33,293	3,093
Offices	4,994	464
Total (GEA)	38,288	3,557

T34	sq ft	sq m
Warehouse	30,032	2,790
Offices	4,327	402
Total (GEA)	34,359	3,192



BUILD IT YOUR WAY!

Before submission of detailed planning we can:

- Tailor your base build specification
- Adjust unit sizes and internal layouts
- Incorporate bespoke operational features

Remember, this is a time-limited offer.
For more information, contact the agents today.



PANATTONI.CO.UK/TPARK

GRADE-A BASE SPECIFICATION



Up to 12.5m
CLEAR
INTERNAL HEIGHT



15%
ROOF
LIGHTS



50kN/m²
FLOOR
LOADING



FM2
FLOORING



UP TO
50m
YARD DEPTH



SECURE
YARD



SEPARATE
CAR PARKS



20%
EV CHARGING
POINTS



CYCLE
PARKING
SPACES

DESIGNED FOR SUSTAINABLE PERFORMANCE



High-performance
building fabric with
superior insulation
and airtightness



15% rooflights
boost daylight and
reduce lighting
costs



Roof-mounted
solar photovoltaic
(PV) system



Sub-metering
of energy
consumption



Rainwater
harvesting



Water saving
taps and WCs



Water leak
detection



Electric vehicle
charging points in
the car park



Cycle parking
spaces



Net Zero
Carbon in
construction

★★★★★
BREEAM[®] Targeting
BREEAM 'Excellent'

A+ Targeting EPC Rating 'A+' offices

A Targeting EPC Rating 'A' warehouse



PANATTONI.CO.UK/TPARK

POSITIONED FOR GROWTH

A GLOBAL GATEWAY

£1 billion

GVA contribution from
Port of Southampton
Solent Growth Partnership

33.3 million

tonnes handled by Port
of Southampton in 2024
DoT

14 minutes

to Port of Southampton

15,000+

port-related jobs in
Southampton
Solent Growth Partnership

A THRIVING ECONOMY

£31 billion

value of the Solent
regional economy
Solent Growth Partnership

1.3 million

people living in the
Solent region
Solent Growth Partnership

115,000+

employee jobs in
Southampton
Southampton City Council

42,000

enterprises operating
across the Solent
Solent Growth Partnership

A DEEP LABOUR POOL

61,000

manufacturing workers
regionwide*
(6.6% vs 7.5% UK)
NOMIS 2023

40,000

transportation and
storage workers
regionwide*
(5.3% vs 5.1% UK)
NOMIS 2023

54,400

want a job regionwide*
NOMIS March 2025

*Southampton, Hampshire and Portsmouth



PANATTONI.CO.UK/TPARK



**SOLENT
FREEPORT**
THE UK'S GLOBAL GATEWAY

TPark Southampton is well-placed to serve Solent Freeport locations across the region. The Freeport is expected to play a major role in accelerating growth through increased innovation, trade, and inward investment.

Port of
Southampton

TPark

SOUTHAMPTON

Southampton / M3

M27

J2

Bournemouth/Poole

A36

A326



PANATTONI.CO.UK/TPARK



69

OFFICES
WORLDWIDE

2,500

INTERNATIONAL
CUSTOMERS

267m+

SQ FT DEVELOPED
ACROSS EUROPE

650m+

SQ FT DEVELOPED
WORLDWIDE

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 69 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni – a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at www.panattoni.co.uk



PANATTONI.CO.UK/TPARK

EXCEPTIONAL ACCESS

Located just 1 minute from J2 M27, Panattoni Park Totton provides rapid access to the Port of Southampton, Portsmouth Naval Base, and the wider South Coast region.

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