

TPark SOUTHAMPTON



PANATTONI



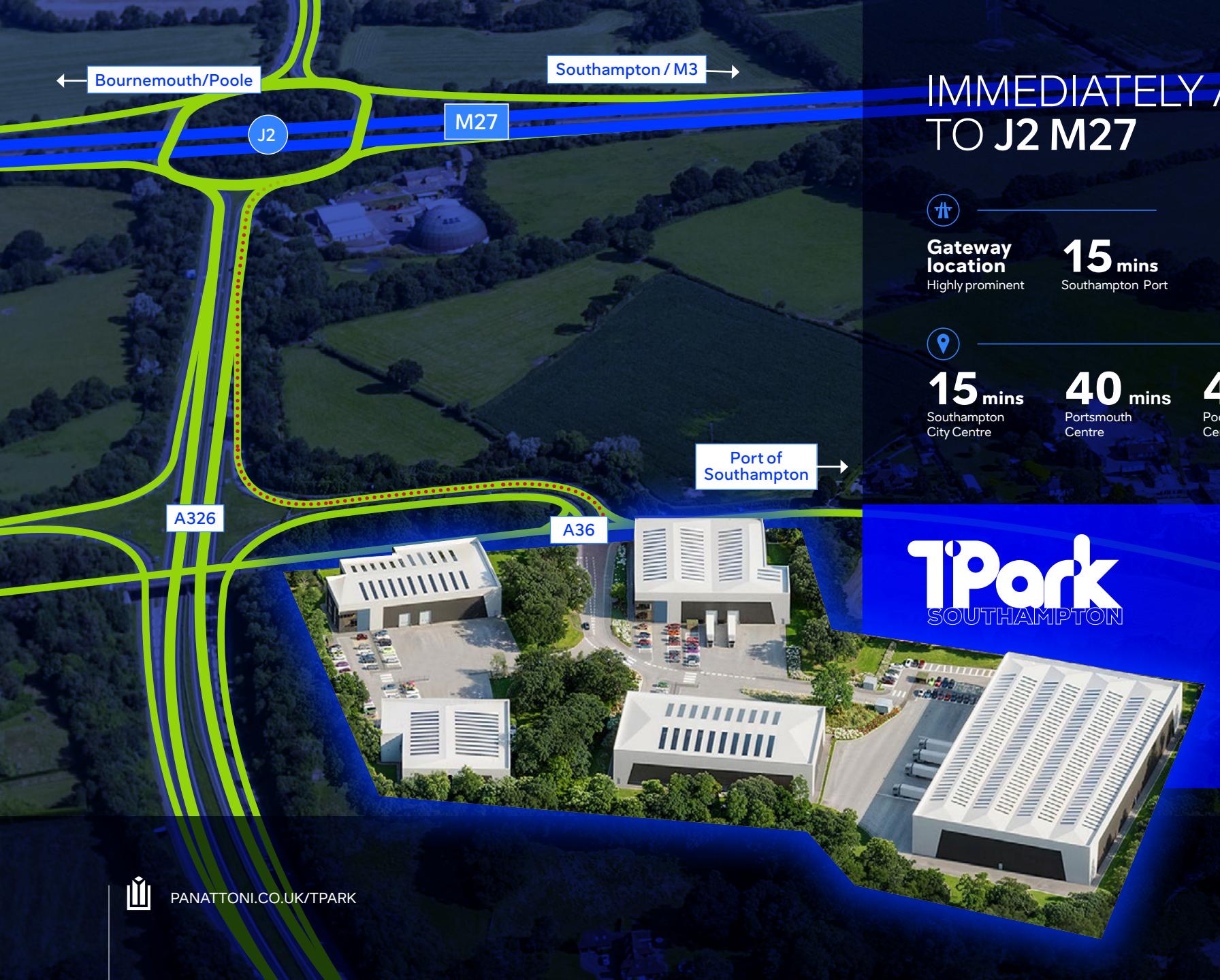
TO LET
AVAILABLE Q2 2027

5 detached new Grade-A
speculative build industrial
/logistics units from
24,714 to 99,642 sq ft

PANATTONI.CO.UK/TPARK

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

T Park SOUTHAMPTON

**NEED A TAILORED
BUILD? ACT NOW!**

For a limited time, T Park 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.

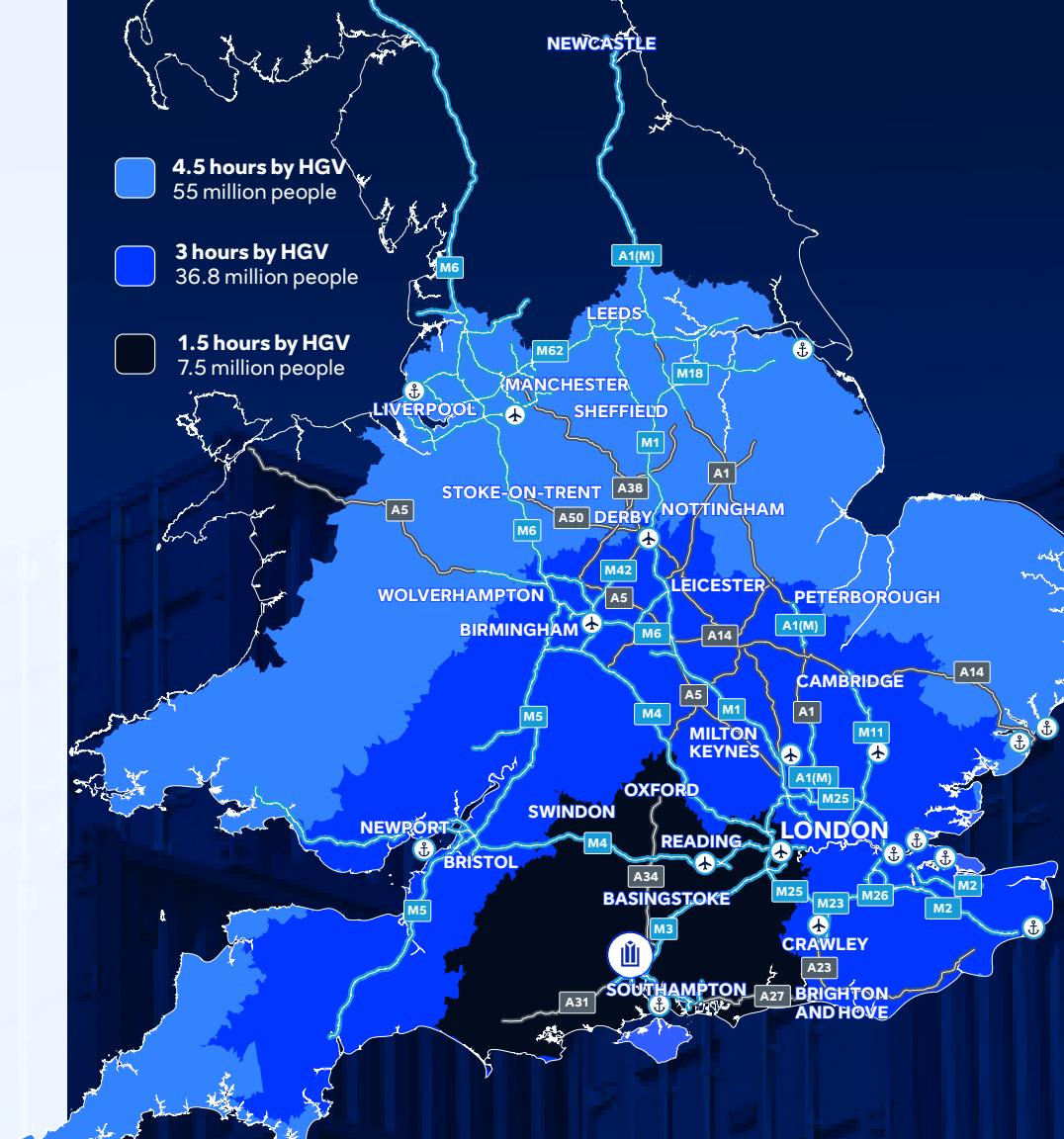
With excellent road links and proximity to Southampton Port, the UK's second largest container port, it provides fast access to consumers, industry, and defence supply chains, plus global markets.

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



TPark
SOUTHAMPTON

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

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

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

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

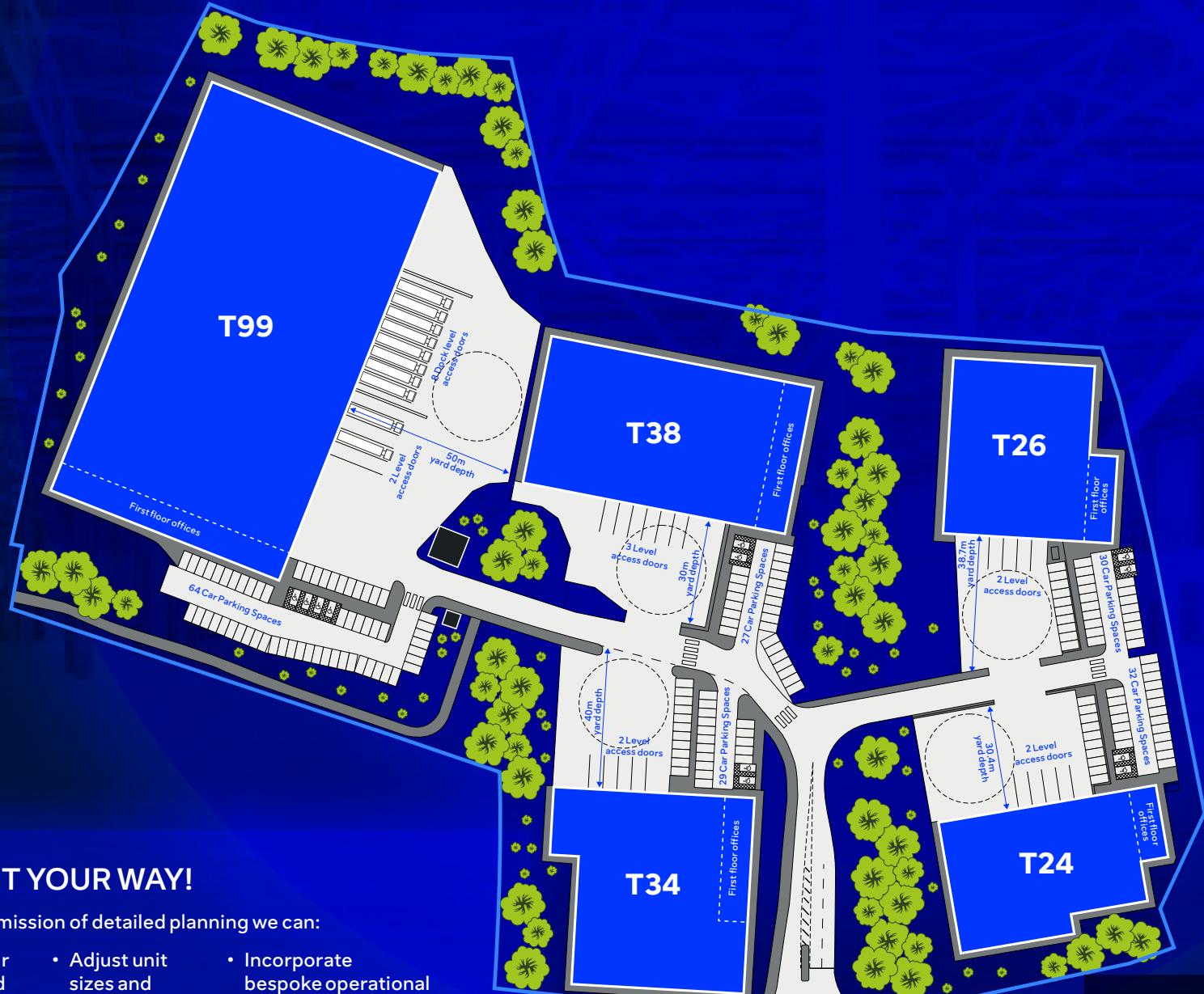
T24	sq ft	sq m
Warehouse	22,033	2,046
Offices	2,691	250
Total (GEA)	24,714	2,296

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.



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

 **★★★★**
Targeting
BREEAM 'Excellent'

-  Targeting EPC Rating 'A+' offices
-  Targeting EPC Rating 'A' warehouse



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
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



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.



PANATTONI.CO.UK/TPARK



TPark SOUTHAMPTON

Port of
Southampton

A36

Southampton / M3

M27

J2

A326



PANATTONI.CO.UK/TPARK

Bournemouth/Poole



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.

All enquiries:



Alex Gauntlet
agauntlet@vailwilliams.com
07584 657 826

Bryony Thompson
bthompson@vailwilliams.com
07741 145 629

Russell Mogridge
rmogridge@vailwilliams.com
07815 737 175

Daniel Rawlings
drawlings@lsh.co.uk
07702 809 192

Luke Mort
lmort@lsh.co.uk
07591 384 236

Elise Evans
eevans@lsh.co.uk
07703 393 120

Melinda Cross
melinda.cross@jll.com
07748 267 748

Oliver Hockley
oliver.hockley@jll.com
07704 687 459

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. reachmarketing.co.uk 3931110/25

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

what3words
///infuses.move.speedily

PANATTONI.CO.UK/TPARK

