

RECENTLY COMPLETED



70% LET Only 3 Units Available

ADANAC North - Phase II
Adanac Drive, Southampton SO16 0BT

AN

ADANAC NORTH

PHASE II

To Let

10 High Quality Units

B1 (Light Industrial),
B2 (General Industrial)
& B8 (Warehousing) uses

From: **15,510 sq ft**
(1,441 sq m)

To: **37,490 sq ft**
(3,483 sq m)

Strategically located adjacent
to the M271 and just 3 miles
from Southampton Docks.

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Keygrove
www.keygrove.com

023 8063 5333



ADANAC NORTH PHASE II

Looking South with Junction 3 of the M27 in the foreground.
ADANAC North Phase II is accessed off Junction 1 of the M271 via Brownhill Way and Adanac Drive.

ADANAC North Phase II Drive Times and Distances		
Junction 3 M27	1 mile	3 mins
Dock 20	2.5 miles	5 mins
Central Southampton	4 miles	8 mins
M27/M3 Interchange	6 miles	10 mins
Southampton Airport	7 miles	10 mins
Portsmouth	25 miles	27 mins
Bournemouth	29 miles	34 mins
London Heathrow (M25)	62 miles	62 mins

Description

ADANAC North offers unrivalled access to both the M27 motorway and Southampton Port, one of the UK's largest ports.

Specification

Completed in May 2023, the development comprises 10 high quality industrial and warehouse units, 9 in one block and 1 standalone unit, with planning allowing for B1 (light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.

All units feature: **PV Panels, Deep access yards, Reception/lobby, Fitted offices & welfare, Generous mezzanine, 8m + eaves, Power floated factory floors, Electric sectional shutter loading doors, 3-phase electric, Gas, Broadband, EV charging, PV roof panels.**

Individual unit sizes from 11,119 sq ft to 37,490 sq ft.

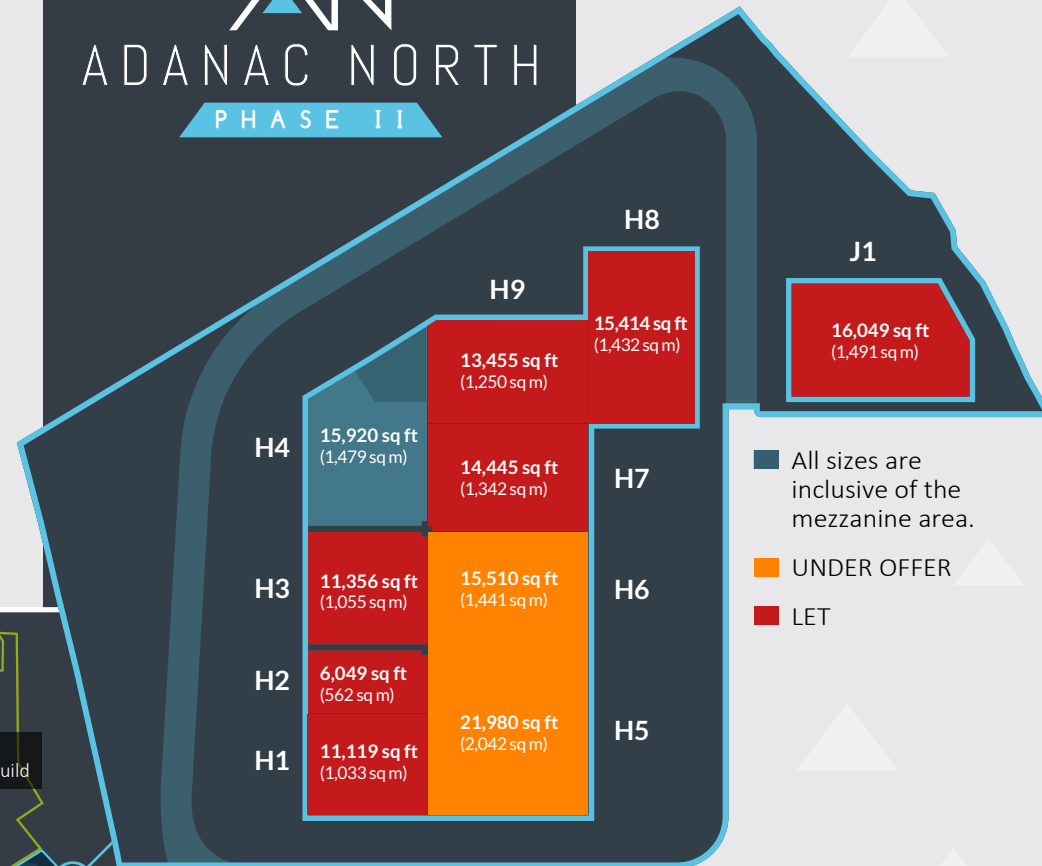
For more information, please contact the joint sole agents:
Lambert Smith Hampton and Keygrove Chartered Surveyors.



Phase II construction completed

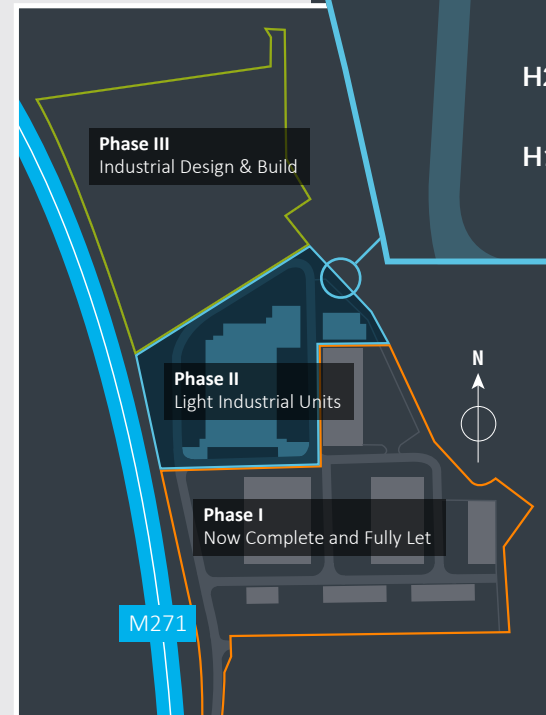
ADANAC NORTH

PHASE II



- All sizes are inclusive of the mezzanine area.
- UNDER OFFER
- LET

To M27 Junction 3: 1 mile



To Southampton Docks: 3 miles





ADANAC NORTH

PHASE II



Adanac North Phase II occupiers include

Asendia
Bowman Power
Combisteel
Enhanced Care Services
ERIKS
Parthian Climbing
South Coast Ambulance Service
Topaz Detailing

Energy Performance Certificate

All the Phase II units have an energy rating of: **A**

Terms

The units are available on a leasehold basis.

For more information, please contact the joint sole agents through whom all negotiations must be conducted:

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