

ADANAC TRADE PARK

**Q4
PRACTICAL
COMPLETION
2024**

Units B8, B9 & B10 ALREADY UNDER OFFER



NEW 21 High Quality Industrial & Trade Counter Units TO LET

1,851 - 12,594 sq ft
(172 - 1,170 sq m)

New leases available.
Under Construction.

- B1**
Light Industrial
- B2**
General Industrial
- B8**
Warehousing
- Minimum eaves height 8m+
- Visible from the motorway
- M271 volume 18,000 per day

ADANAC Trade Park
Adanac Drive
Southampton SO16 0AS

adanactradepark.co.uk



Availability

BUILDING A

A1: 12,594 sq ft (1,170 sq m)
A2: 12,335 sq ft (1,146 sq m)
A3: 9,128 sq ft (848 sq m)
A4: 9,128 sq ft (848 sq m)
A5: 8,783 sq ft (816 sq m)
A6: 5,307 sq ft (493 sq m)
A7: 3,767 sq ft (350 sq m)

Building A total:
61,042 sq ft (5,671 sq m)

BUILDING B

B1: 4,327 sq ft (402 sq m)
B2: 3,961 sq ft (368 sq m)
B3: 4,273 sq ft (397 sq m)
B4: 9,914 sq ft (921 sq m)
B5: 10,549 sq ft (980 sq m)
B6: 10,549 sq ft (980 sq m)
B7: 12,755 sq ft (1,185 sq m)
B8: 3,122 sq ft (290 sq m)
B9: 1,851 sq ft (172 sq m)
B10: 1,851 sq ft (172 sq m)

Building B total:
63,152 sq ft (5,867 sq m)

BUILDING C

C1: 10,506 sq ft (976 sq m)
C2: 9,483 sq ft (881 sq m)
C3: 8,407 sq ft (781 sq m)
C4: 8,417 sq ft (782 sq m)

Building C total:
36,813 sq ft (3,420 sq m)

 All sizes inclusive of the mezzanine

 UNDER OFFER

 LET

Adjacent units can be combined to create more space if required.

Please consult with the joint sole agents.



Computer generated image

Description

Strategically located adjacent to the M271 known as the “Gateway to Southampton”, this highly prominent development is Southampton’s newest Trade Park. Offering unrivalled access to both the M27 motorway and Southampton Port, ADANAC Trade Park offers the features modern businesses need combined with the benefits of a unique location.

Specification

Due to be completed and ready for occupation in **Q4 2024**, the development comprises 21 high-quality Industrial and Trade Counter Units with planning allowing for B1 (light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.

All units are built to modern energy efficient standards. Units benefit from **8m + eaves, Power floated concrete floors, Electric sectional loading doors, 3-phase electric, Gas, Broadband fibre to premises, Ducting in readiness for tenant EV charging points.**

Individual unit sizes from **1,851 sq ft to 12,594 sq ft**. Units can be combined to create more space.

Local occupiers include:





ADANAC TRADE PARK

Prominent NEW Roadside Trade Park

For current availability
and detailed information about the site visit:
adanactradepark.co.uk



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

Further information

For more information and to arrange a site viewing, please contact the joint sole agents through whom all negotiations must be conducted:

Adrian Whitfield
07901 558 730
adrian.whitfield@realest.uk.com

Luke Mort
07591 384236
LMort@lsh.co.uk

Lauren Udall
07388 949740
lu@keygrove.com

Steven Williams
07761 082 986
steven.williams@realest.uk.com

Dan Rawlings
07702 809192
DRawlings@lsh.co.uk

James Allen
07976 677482
ja@keygrove.com



Realest, Lambert Smith Hampton and Keygrove Chartered Surveyors give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared 07/2024.