



CGI of proposed development.



ADANAC NORTH

SOUTHAMPTON

To Let

Light Industrial Units
from **378 sq m** (4,068 sq ft)
to **6,843 sq m** (73,662 sq ft)

Offices
from **510 sq m** (5,489 sq ft)
to **3,060 sq m** (32,937 sq ft)

Situated in a premier location
recognised as the gateway to
Southampton at Junction 1
of the M271.

Business units ready for occupation - Summer 2019

Adanac North
Adanac Drive, Southampton SO16 0AS

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Keygrove
www.keygrove.com
023 8063 5333



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

KEY

- GROUND
- MEZZANINE

Building D

- Unit 1**
Ground: 1,020 sq m (10,979 sq ft)
Mezzanine: 260 sq m (2,798 sq ft)
- Unit 2**
Ground: 1,788 sq m (19,245 sq ft)
Mezzanine: 260 sq m (2,798 sq ft)
- Unit 3**
Ground: 1,020 sq m (10,979 sq ft)
Mezzanine: 260 sq m (2,798 sq ft)
- Unit 4**
Ground: 1,016 sq m (10,936 sq ft)
Mezzanine: 195 sq m (2,098 sq ft)
- Unit 5**
Ground: 764 sq m (8,223 sq ft)
Mezzanine: 260 sq m (2,798 sq ft)

Building E

- Unit 1**
Ground: 315 sq m (3,390 sq ft)
- Unit 2**
Ground: 631 sq m (6,792 sq ft)
Mezzanine: 195 sq m (2,098 sq ft)
- Unit 3**
Ground: 472 sq m (5,080 sq ft)
- Unit 4**
Ground: 315 sq m (3,390 sq ft)
- Unit 5**
Ground: 315 sq m (3,390 sq ft)
- Unit 6**
Ground: 631 sq m (6,792 sq ft)
Mezzanine: 195 sq m (2,098 sq ft)
- Unit 7**
Ground: 472 sq m (5,080 sq ft)
- Unit 8**
Ground: 315 sq m (3,390 sq ft)



Office A

- Unit 1**
Ground: 512 sq m (5,511 sq ft)
- Unit 2**
First: 512 sq m (5,511 sq ft)
- Unit 3**
Second: 512 sq m (5,511 sq ft)

Office B

- Unit 1**
Ground: 510 sq m (5,489 sq ft)
- Unit 2**
First: 510 sq m (5,489 sq ft)
- Unit 3**
Second: 510 sq m (5,489 sq ft)

Office B

- Unit 4**
Ground: 510 sq m (5,489 sq ft)
- Unit 5**
First: 510 sq m (5,489 sq ft)
- Unit 6**
Second: 510 sq m (5,489 sq ft)

Office C

- Unit 1**
Ground: 510 sq m (5,489 sq ft)
- Unit 2**
First: 510 sq m (5,489 sq ft)
- Unit 3**
Second: 510 sq m (5,489 sq ft)

Office C

- Unit 4**
Ground: 510 sq m (5,489 sq ft)
- Unit 5**
First: 510 sq m (5,489 sq ft)
- Unit 6**
Second: 510 sq m (5,489 sq ft)

Building F

- Unit 1**
Ground: 381 sq m (4,101 sq ft)
- Unit 2**
Ground: 378 sq m (4,068 sq ft)
- Unit 3**
Ground: 378 sq m (4,068 sq ft)
- Unit 4**
Ground: 381 sq m (4,101 sq ft)

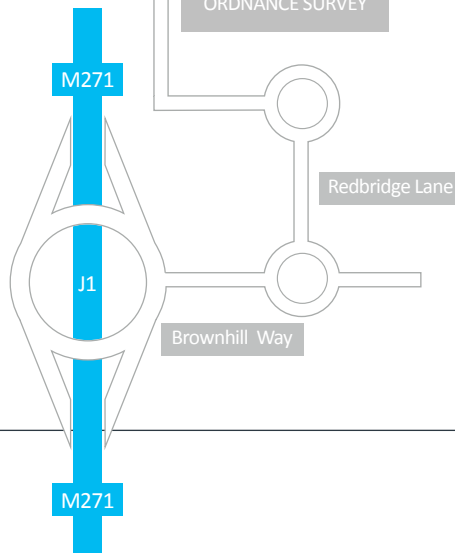
All dimensions gross internal - measured from architect's plans.



Detailed site plan

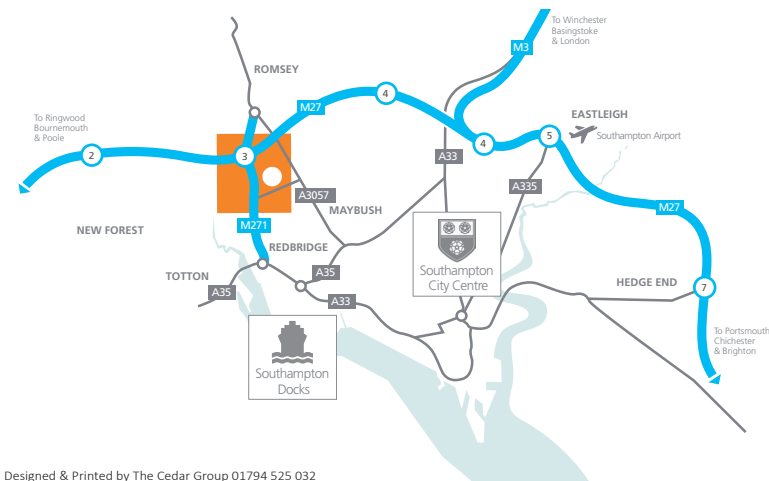


ORDNANCE SURVEY



Office A Total floor area: 1,536 sq m (16,533 sq ft)	Building D Total floor area: 6,843 sq m (73,657 sq ft)
Office B Total floor area: 3,060 sq m (32,937 sq ft)	Building E Total floor area: 3,856 sq m (41,505 sq ft)
Office C Total floor area: 3,060 sq m (32,937 sq ft)	Building F Total floor area: 1,518 sq m (16,339 sq ft)

For measurement of individual building and office units - please see detailed site plan. All dimensions gross internal - measured from architect's plans.



Adanac North Drive Times and Distances		
Junction 3 M27	1 mile	3 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

ADANAC NORTH

SOUTHAMPTON

- Adanac North**
 Light Industrial/Office Park in a premier location at the gateway to Southampton. Situated one mile south of Junction 3 of the M27 motorway at Junction 1 of the M271.
- Planning**
 The site has detailed planning permission for up to 19,873 sq m (213,911 sq ft) of B1a, B1b & B1c development as shown on the layout plans.
- 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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