

# PROPERTY PARTICULARS

## TO LET or FOR SALE

### Prime Development Sites

### Major Strategic New Business Park

10,000 - 300,000 sq ft (929 - 27,870 sq m)

Fully serviced plots from 1 to 20 acres  
Freehold, Leasehold or Design & Build

B1 & B2 uses

[www.adanacpark.com](http://www.adanacpark.com)



**Adanac Park,  
Adanac Drive,  
Nursling,  
Southampton, SO16 0AT**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**Keygrove**

CHARTERED SURVEYORS

**023 8063 5333**

## LOCATION

Adanac Park is destined to become one of the pre-eminent business parks on the south coast and is already home to Ordnance Survey. It adjoins the M271 at Junction 1 and is approximately 5 miles north of Southampton city centre, 2 miles from the western docks and less than 1 mile from Junction 3 of the M27.

## DESCRIPTION

Adanac Park is a modern business park set in 75 acres of landscaped grounds to the west of Southampton. As well as Ordnance Survey's prestigious headquarters, other major organisations in the locality include a Holiday Inn Express hotel, Greene King's new Walnut Tree Farm public house and Lidl's massive new distribution warehouse. Outline planning permission was granted in 2015 for B1/B2 office, research & development, light industrial and general industrial uses of up to 44,364 sq m (477,530 sq ft) gross external area. Planning Ref: 14/000134/000141/000147/OUTS

Further details can be found at [www.adanacpark.com](http://www.adanacpark.com)

## TERMS

Fully serviced development sites from 1 - 20 acres are available. Design & Build packages also available. Further details on request.

## SERVICE CHARGE

There will be a service charge payable for upkeep of common parts of the estate. Further information is available on request.

## RATES

To be assessed.

## LEGAL COSTS

Parties to pay their own legal costs.

## VAT

We are advised that VAT will be payable.

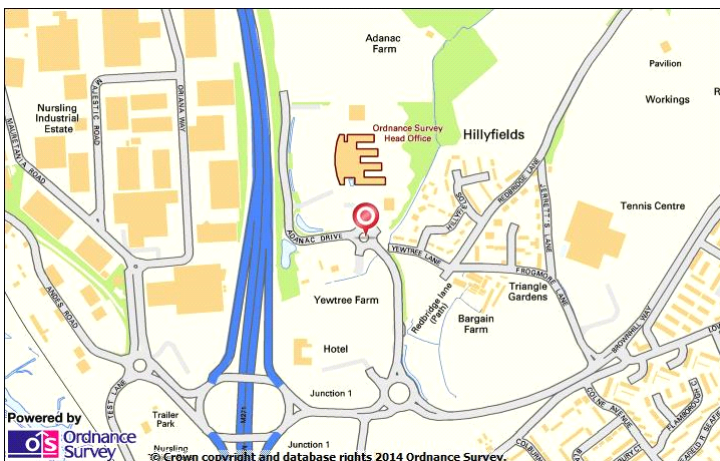
## VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Andrew Archibald**

**023 8063 5333**

**[ada@keygrove.com](mailto:ada@keygrove.com)**



Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966