

PROPERTY PARTICULARS

TO LET

Proposed New Courtyard Offices

7,534 - 31,785 sq ft (699.91 - 2,952.83 sq m)

98 Car Parking Spaces
Pre-Let Required



Yew Tree Farm
Illustrative Sketch Perspective
13090.P04.08 A

**Yewtree Farm, Adanac Park,
Adanac Drive,
Nursling,
Southampton, SO16 0XU**

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

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

Yewtree Farm is located on Adanac Park which is destined to become one of the pre-eminent business parks on the south coast. It is approximately 5 miles to the north west of Southampton city centre, 2 miles from the Western docks and less than 1 mile from Junction 3 of the M27. It adjoins the M271 at Junction 1. The M3 Motorway and Southampton Airport are easily accessible via the M27.

DESCRIPTION

This 1.42 hectare / 3.5 acre (approx gross site area) site was granted detailed planning permission in 2016 for conversion of the listed farmhouse to B1 offices and three new self-contained detached B1 office buildings to provide up to 2,953 sq m (31,785 sq ft) gross external area with 98 car parking spaces and 26 cycle spaces. Planning Ref: APP/C1760/W/14/3001901 (AP5).

ACCOMMODATION

Approximate gross floor areas from Architect's plans

Yewtree Farmhouse	3,003 sq ft	278.98 sq m
Block A	12,098 sq ft	1,123.9 sq m
Block B	7,534 sq ft	699.91 sq m
Block C	9,149 sq ft	849.94 sq m
Total	7,534 - 31,785 sq ft	699.91 - 2,952.83 sq m

TERMS

The offices are available in whole or part, subject to pre-let, on a new full repairing and insuring lease. The rent will be subject to lease terms and building specification.

SERVICE CHARGE

There is a service charge payable in respect of this property. Further information is available on request.

RATES

To be assessed.

EPC

This is a development site.

LEGAL COSTS

Parties to pay their own legal costs.

VAT

We are advised that VAT will be payable.

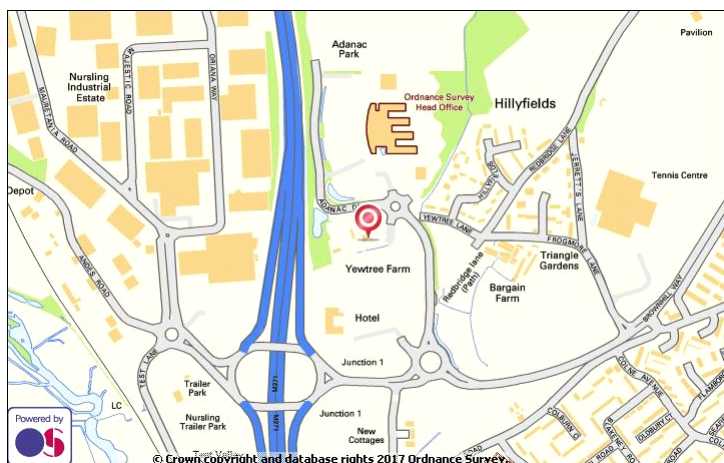
VIEWING

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

Andrew Archibald

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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