

Ready for occupation - Autumn 2022

ADANAC NORTH

PHASE II



CGI of proposed development (Units H3, H2 & H1)

To Let

10 High Quality Units

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

From: **5,000 sq ft**
(464 sq m)

To: **50,000 sq ft**
(4,645 sq m)

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

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

**Lambert
Smith
Hampton**
023 8033 0041

Keygrove
www.keygrove.com
023 8063 5333



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.

Situated in an established business park, Phase I developed in 2020 comprises 18 high quality industrial units. All units are let and trading.

Opportunity

Phase II has detailed planning permission for B1 (Light Industrial), B2 (General Industrial) & B8 (Warehousing) uses. The development will comprise 10 high quality industrial units - 9 units in one block and a standalone unit.

All units will feature a reception/lobby, open plan office space, generous mezzanine, 8m minimum eaves, power floated factory floors, electric sectional shutter loading doors, 3 phase electric, gas and broadband.

Individual unit sizes from 5,834 sq ft to 21,980 sq ft. The units can be combined.

Construction is expected to commence in Autumn 2021.

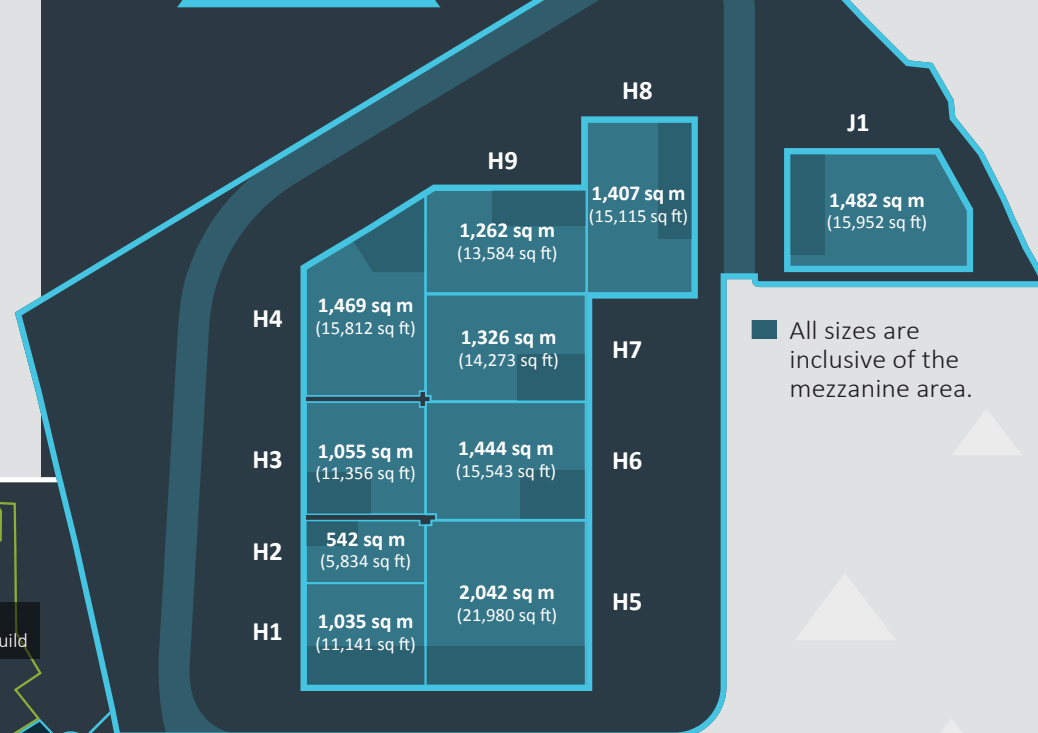
For more information, please contact the joint sole agents:
Lambert Smith Hampton and Keygrove Chartered Surveyors.



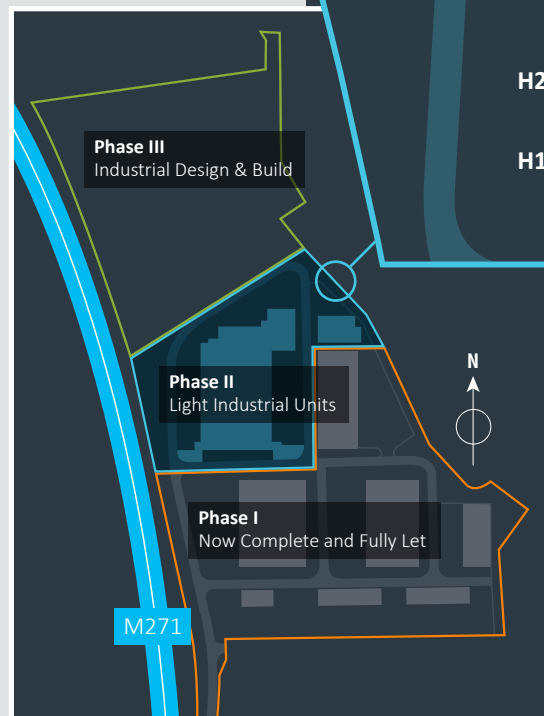
Photographs of completed Phase I

ADANAC NORTH

PHASE II



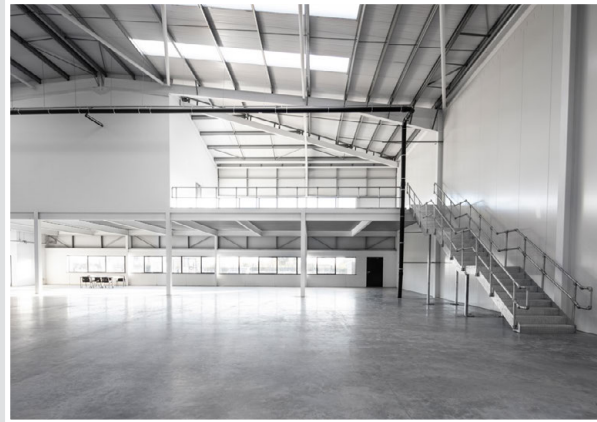
To M27 Junction 3: 1 mile



To Southampton Docks: 3 miles



CGI of proposed Unit J1



Photographs of completed Phase I



CGI of proposed development (Units H5, H6 & H7)



ADANAC occupiers

Asendia
BBC Coffee
CIMC
Covesion
Eriks
HIOW Air Ambulance
Marine Guard
Mars Space
Parthian Climbing
Rivus Fleet Solutions
Star International

Nursling Industrial Estate occupiers

Balanced By Nature
CLF Distribution
Formation Freight
Happy Chocolate
Just Natural
Just Pure Water
Meachers
Oast (Agencies)
Pneumax
Southampton Road Transport
Specialist Sports Group
Union Mart



ADANAC NORTH

PHASE II

Planning

Phase I is fully let.

Phase II has detailed planning permission for up to 13,164 sq m (141,986 sq ft) as shown on the site 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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