NEW BUILD

ONLY **UNIT H6** REMAINING

15,510 sq ft (1,441 sq m)

ADANAC NORTH

PHASE II

To Let

10 High Quality Units

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

One Final Unit
15,510 sq ft
(1,441 sq m)
Remaining

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

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

realest
023 8202 3999
realest.uk.com

Lambert Smith Hampton
023 8033 0041
www.lsh.co.uk

Keygrove
www.keygrove.com
023 8063 5333

ADANAC NORTH
PHASE II

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.

Specification

Completed in May 2023, the development comprises 10 high quality industrial and warehouse units, 9 in one block and 1 standalone unit, with planning allowing for B1 (light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.

All units feature: **PV Panels**, **Deep access yards**, **Reception/lobby**, **Fitted offices & welfare**, **Generous mezzanine**, **8m + eaves**, **Power floated factory floors**, **Electric sectional shutter loading doors**, **3-phase electric**, **Gas**, **Broadband**, **EV charging**, **PV roof panels**.

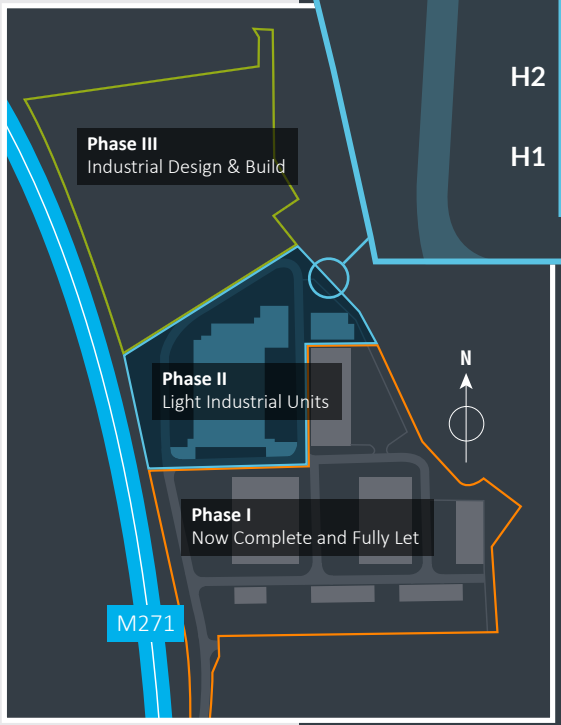
One final Unit (**H6**) **15,510 sq ft** remaining.

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

ADANAC NORTH
PHASE II

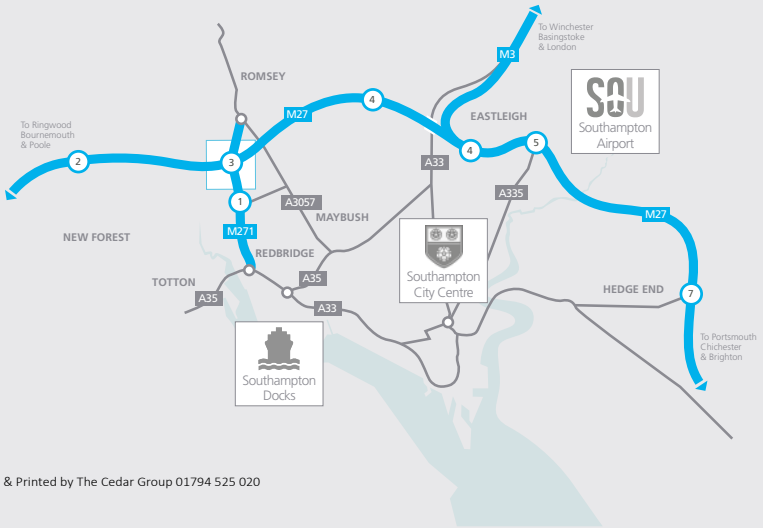
Phase II construction completed

To M27 Junction 3: 1 mile



To Southampton Docks: 3 miles

Interior and exterior of Unit H6



Designed & Printed by The Cedar Group 01794 525 020

Adanac North occupiers include

ASENDIA
Bowman Power
BBC Coffee
Chamsys Lighting
Combisteel
Enhanced Care Services
ERIKS
Marine Guard
Parthian Climbing
South Coast Ambulance Service
Topaz Detailing

ADANAC NORTH

PHASE II

Energy Performance Certificate
All the Phase II units have an energy rating of: **A**

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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