

TO LET

High Quality
Industrial & Trade
Counter Units
ONLY 6 Left

Units from
9,185 sq ft
to 31,115 sq ft

Rents From
Only £7* PSF

Best value for
money new build
on the south coast

Prime location
next to the M271

Generous Yards / Parking

Still Available
A4, B5, B6, C1
Under Offer
A3, B4

ADANAC
TRADE PARK



*Subject to terms

M27

Junction 3 M27

M27

TO BOURNEMOUTH

Tapi
carpets

B&Q

TradeChoice
Carpet &
Flooring

TESCO

Gregory
Baking Services

ADANAC North

ERIKS

Topaz

asendia

Parthian
Climbing

Ordnance Survey

M271

TO SOUTHAMPTON

topflo

Building C

ALLSCREENS
AUTOMOTIVE

ATLAS
BUILDING PRODUCTS

G4

BBLGYM

PADELHUB

Walnut Tree Farm
Dining & Carvery

M271 Junction 1

H
Holiday Inn

golfclubs4cash

Building B

GottaBel!

Building A

CareCo

WSL
Woodrow Scientific Limited

DX

COSTA
COFFEE

Adanac Drive

Brownhill Way

GREGGS
DRIVE-THRU

READY FOR
OCCUPATION
NOW

9,185 sq ft -
31,115 sq ft
(853 sq m - 2,890 sq m)

B1

Light
Industrial

B2

General
Industrial

B8

Warehousing &
Trade Counter



Minimum
eaves height 8m+



Visible from
the motorway



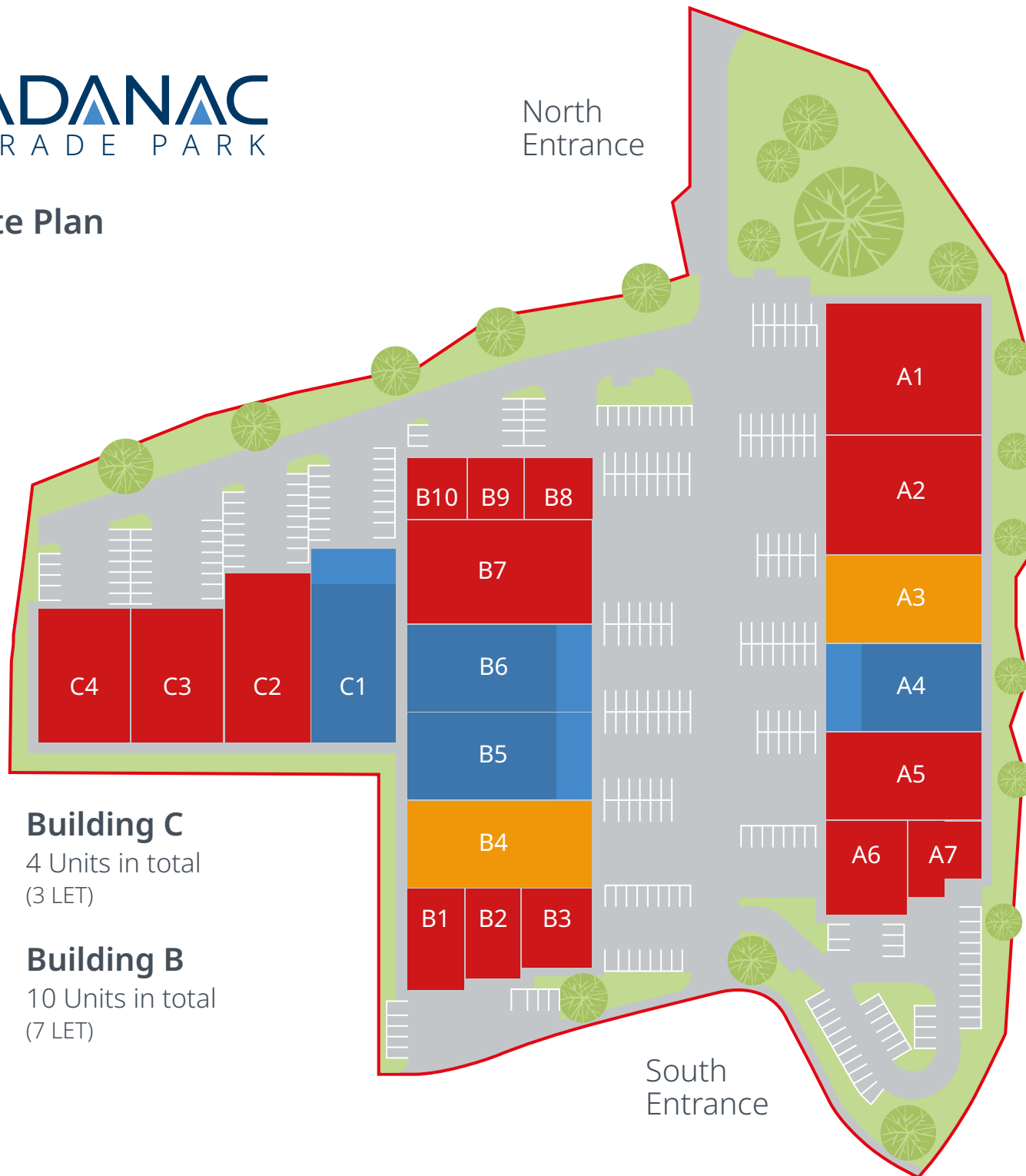
M271 volume
18,000 per day

ADANAC Trade Park
Adanac Drive
Southampton SO16 0AS

STILL AVAILABLE A4, B5, B6, C1 UNDER OFFER A3, B4



Site Plan



Building A

7 Units in total
(5 LET)

Adjacent units can
be combined to create
more space if required.
Please consult with
the joint sole agents.

 UNDER OFFER

 LET

Please see next page for
complete unit specification
detailing floor sizes,
mezzanine areas and
parking spaces...

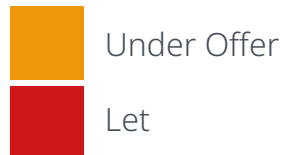
Building C

4 Units in total
(3 LET)

Building B

10 Units in total
(7 LET)

Unit Specifications



Building A

	Ground Floor	Mezzanine	Total
A1:	10,942.04 sq ft (1,016.55 sq m)	1,705.65 sq ft (158.46 sq m)	12,647.69 sq ft (1,175.01 sq m)
A2:	10,065.54 sq ft (935.12 sq m)	2,338.67 sq ft (217.27 sq m)	12,404.21 sq ft (1,152.39 sq m)
A3:	7,453.79 sq ft (692.48 sq m)	1,732.13 sq ft (160.92 sq m)	9,185.92 sq ft (853.40 sq m)
A4:	7,453.79 sq ft (692.48 sq m)	1,732.13 sq ft (160.92 sq m)	9,185.92 sq ft (853.40 sq m)
A5:	7,177.26 sq ft (666.79 sq m)	1,667.87 sq ft (154.95 sq m)	8,845.13 sq ft (821.74 sq m)
A6:	3,881.25 sq ft (360.58 sq m)	1,462.81 sq ft (135.90 sq m)	5,344.06 sq ft (496.48 sq m)
A7:	2,758.57 sq ft (256.28 sq m)	1,008.47 sq ft (93.69 sq m)	3,767.04 sq ft (349.97 sq m)
	Total Available	Total Available	Total Available
	7,453.79 sq ft (692.48 sq m)	1,732.13 sq ft (160.92 sq m)	9,185.92 sq ft (853.40 sq m)

Building B

	Ground Floor	Mezzanine	Total
B1:	3,215.72 sq ft (298.75 sq m)	1,129.56 sq ft (104.94 sq m)	4,345.28 sq ft (403.69 sq m)
B2:	2,856.20 sq ft (265.35 sq m)	1,115.68 sq ft (103.65 sq m)	3,971.88 sq ft (369.00 sq m)
B3:	2,977.94 sq ft (276.66 sq m)	1,342.90 sq ft (124.76 sq m)	4,320.84 sq ft (401.42 sq m)
B4:	8,316.08 sq ft (772.59 sq m)	1,606.94 sq ft (149.29 sq m)	9,923.02 sq ft (921.88 sq m)
B5:	8,880.86 sq ft (825.06 sq m)	1,715.87 sq ft (159.41 sq m)	10,596.74 sq ft (984.47 sq m)
B6:	8,880.86 sq ft (825.06 sq m)	1,715.87 sq ft (159.41 sq m)	10,596.74 sq ft (984.47 sq m)
B7:	10,743.99 sq ft (998.15 sq m)	2,075.60 sq ft (192.83 sq m)	12,819.59 sq ft (1,190.98 sq m)
B8:	2,205.95 sq ft (204.94 sq m)	961.32 sq ft (89.31 sq m)	3,167.28 sq ft (294.25 sq m)
B9:	1,852.90 sq ft (172.14 sq m)	No Mezzanine	1,852.90 sq ft (172.14 sq m)
B10:	1,856.34 sq ft (172.46 sq m)	No Mezzanine	1,856.34 sq ft (172.46 sq m)
	Total Available	Total Available	Total Available
	17,761.72 sq ft (1,650.12 sq m)	3,431.74 sq ft (318.82 sq m)	21,193.48 sq ft (1,968.94 sq m)

Building C

	Ground Floor	Mezzanine	Total
C1:	8,911.00 sq ft (827.86 sq m)	1,622.34 sq ft (150.72 sq m)	10,533.34 sq ft (978.58 sq m)
C2:	7,843.98 sq ft (728.73 sq m)	1,645.80 sq ft (152.90 sq m)	9,489.78 sq ft (881.63 sq m)
C3:	6,666.84 sq ft (619.37 sq m)	1,765.39 sq ft (164.01 sq m)	8,432.22 sq ft (783.38 sq m)
C4:	6,664.68 sq ft (619.17 sq m)	1,776.80 sq ft (165.07 sq m)	8,441.48 sq ft (784.24 sq m)
	Total Available	Total Available	Total Available
	8,911.00 sq ft (827.86 sq m)	1,622.34 sq ft (150.72 sq m)	10,533.34 sq ft (978.58 sq m)

STILL AVAILABLE A4, B5, B6, C1 UNDER OFFER A3, B4



Unit C1 Ground Floor: 8,911.00 sq ft (827.86 sq m)



Unit C1 Mezzanine: 1,645.80 sq ft (152.90 sq m)

Description

Strategically located adjacent to the M271 known as the “Gateway to Southampton”, this highly prominent development is Southampton’s newest Trade Park. Offering unrivalled access to both the M27 motorway and Southampton Port, ADANAC Trade Park offers the features modern businesses need combined with the benefits of a unique location.

Specification

Now ready for occupation, the development comprises 21 high-quality Industrial and Trade Counter Units with planning allowing for **B1** (light Industrial), **B2** (General Industrial) and **B8** (Warehousing & Trade Counter) uses.

All units are built to modern energy efficient standards. Units benefit from **8m + eaves**, **Power floated concrete floors**, **Electric sectional loading doors** Height: 4.3m Width: 4.00m, 3-phase electric, Gas, Broadband fibre to premises, Ducting in readiness for tenant EV charging points.

Individual unit sizes from **9,185 sq ft** to **31,115 sq ft**. Units can be combined to create more space.

Local occupiers



ADANAC occupiers





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



ADANAC

TRADE PARK

Best value for money new build on the south coast

For current availability
and detailed information about the site visit:
adanactradepark.co.uk



Further information

For more information and to arrange a site viewing,
please contact the joint sole agents.

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