

NEW 6 High Quality Industrial & Trade Counter Units **TO LET**

**Units from
8,845 sq ft
to 36,813 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

**UNITS
A1, A2, A6, B3, B8, B9 & B10
NOW LET**

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

Building C

ALLSCREENS
AUTOMOTIVE

ATLAS
BUILDING PRODUCTS

Building B

GottaBel!

Building A

Walnut Tree Farm
Dining & Carvery

M271 Junction 1

H
Holiday Inn

COSTA
COFFEE

Adanac Drive

GREGGS
DRIVE-THRU

Brownhill Way

READY FOR
OCCUPATION
NOW

8,845 sq ft -
36,813 sq ft
(824 sq m - 3,427 sq m)

B1

Light
Industrial

B2

General
Industrial

B8

Warehousing &
Trade Counter



Minimum
eaves height 8m+



Visible from
the motorway



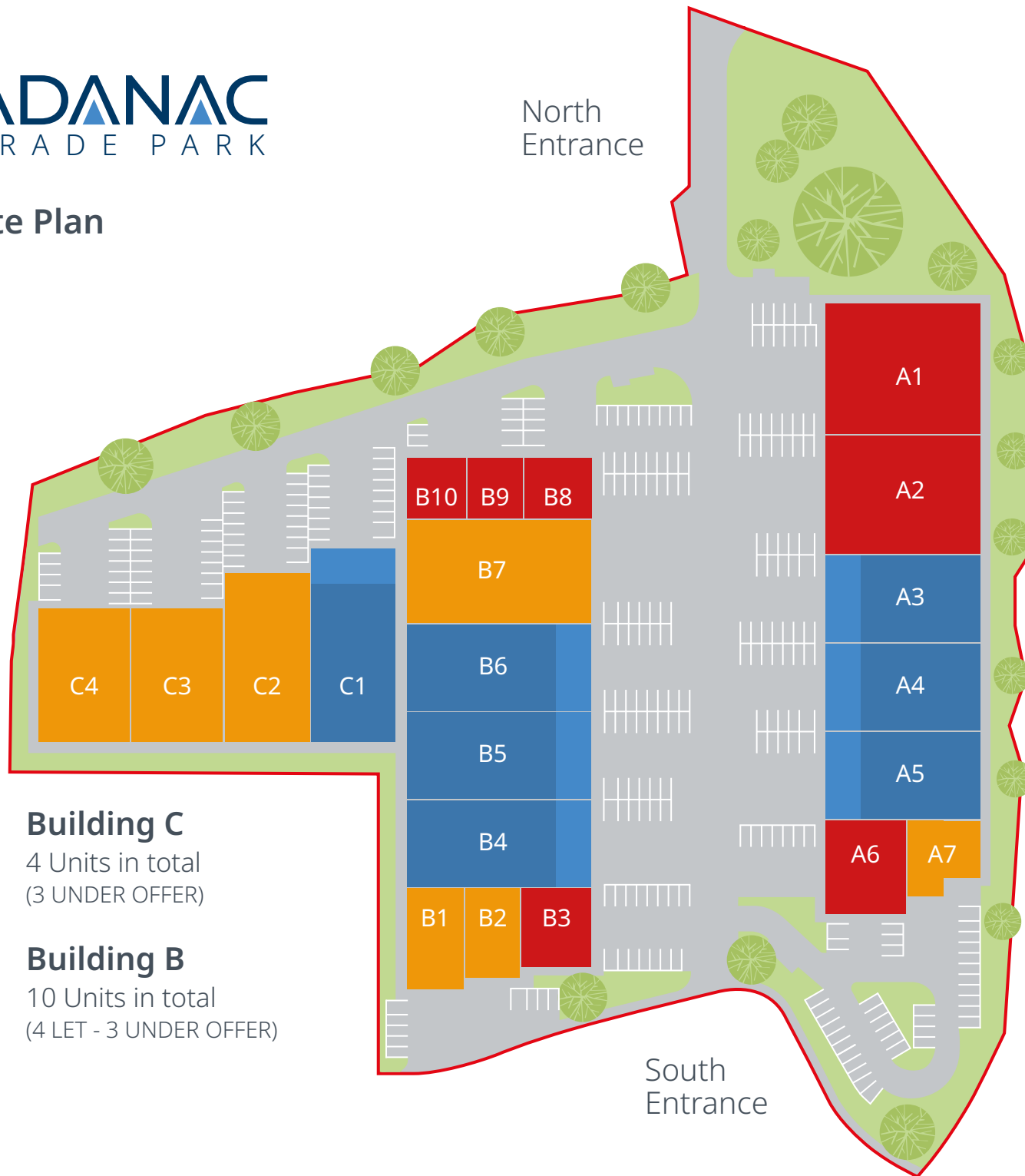
M271 volume
18,000 per day

ADANAC Trade Park
Adanac Drive
Southampton SO16 0AS

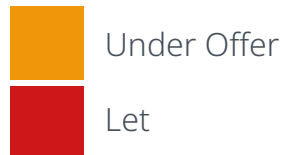
UNITS A1, A2, A6, B3, B8, B9 & B10 NOW LET



Site Plan



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
	22,084.84 sq ft (2051.75 sq m)	5,132.13 sq ft (476.79 sq m)	27,216.97 sq ft (2,528.54 sq m)

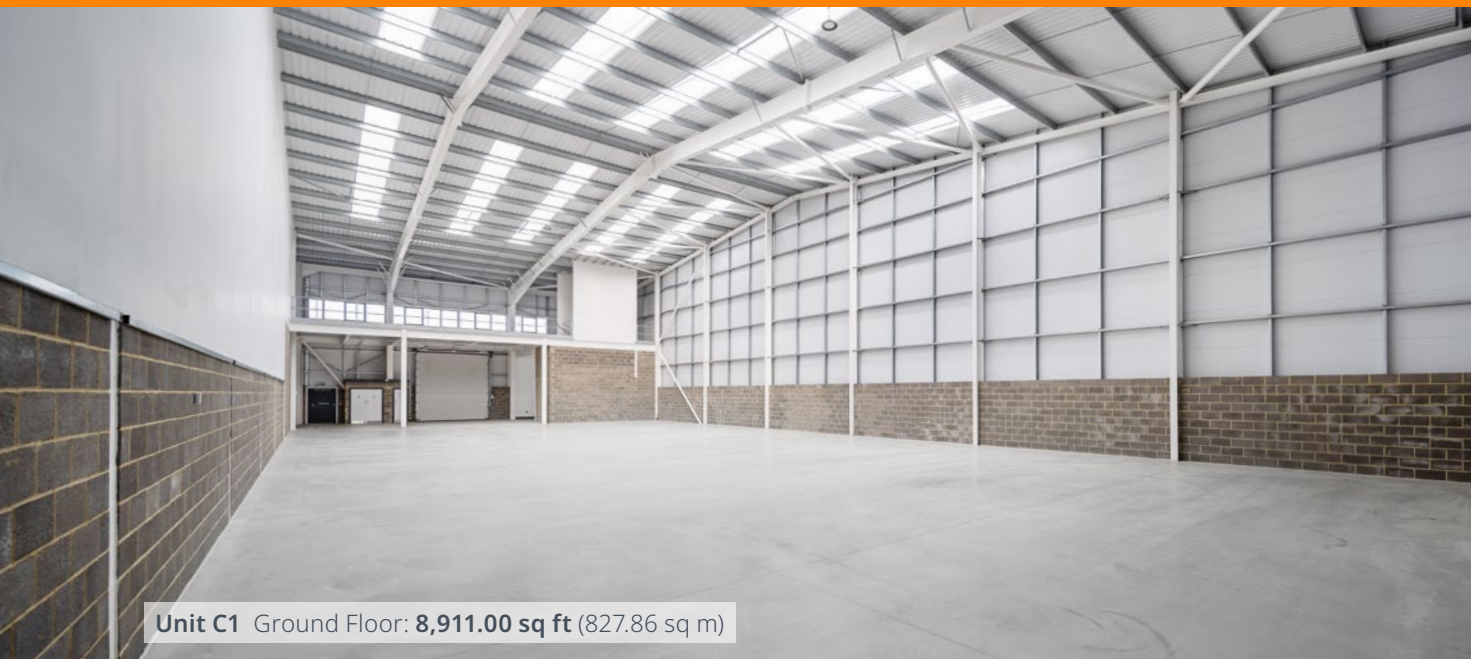
Building B

	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
	26,077.80 sq ft (2,427.71 sq m)	5,038.68 sq ft (468.11 sq m)	31,116.50 sq ft (2,890.82 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)

Units **A7 B1/2/7 C2/3/4** UNDER OFFER Units **A1/2/6 B3/8/9/10** LET



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 **3,167 sq ft** to **36,896 sq ft**. Units can be combined to create more space.

Local 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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