



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

ADANAC
TRADE PARK



 **realest**
023 8202 3999
realest.uk.com 

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

*Subject to terms

TO BOURNEMOUTH



READY FOR
OCCUPATION
NOW

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

B1

Light
IndustrialMinimum
eaves height 8m+

B2

General
IndustrialVisible from
the motorway

B8

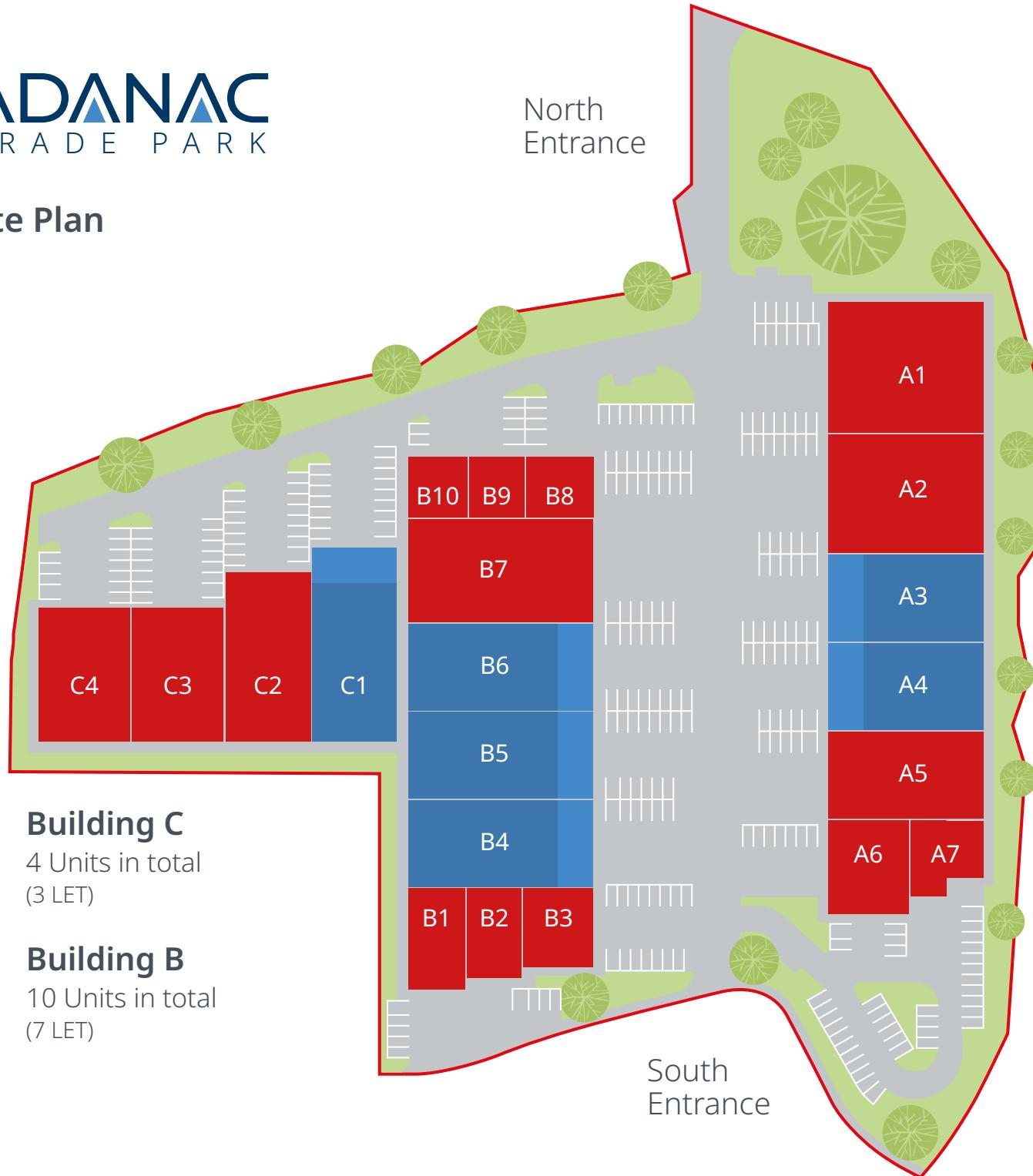
Warehousing &
Trade CounterM271 volume
18,000 per day

ADANAC Trade Park
Adanac Drive
Southampton SO16 0AS

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



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

	Under Offer
	Let

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
14,907.58 sq ft (1,384.96 sq m)		3,464.26 sq ft (321.84 sq m)	18,371.84 sq ft (1,706.80 sq m)

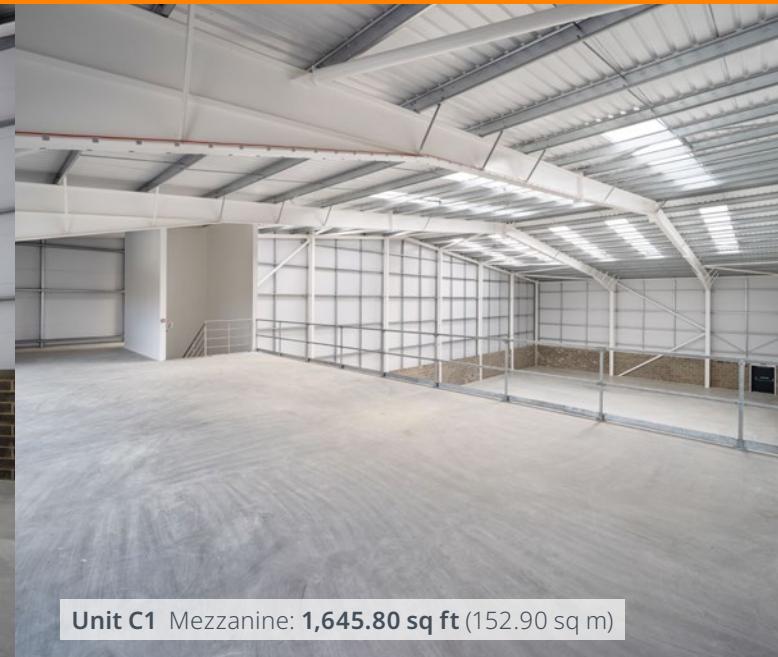
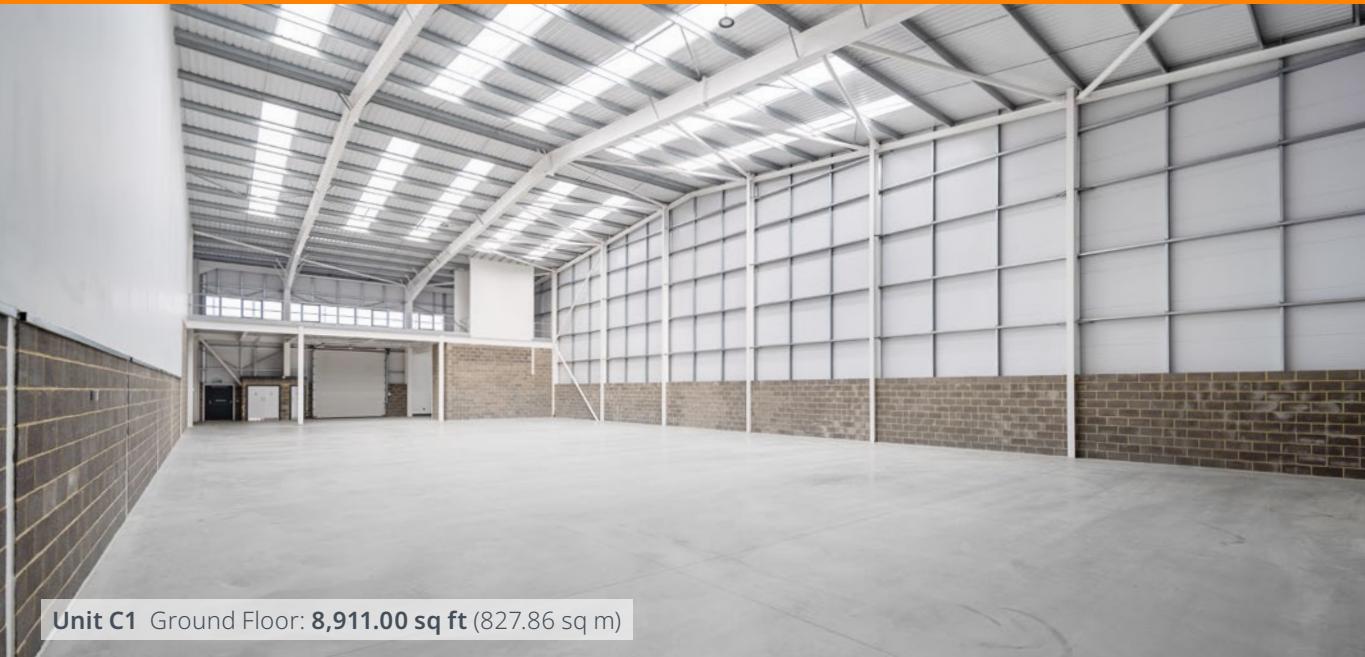
Building B

	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)

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



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



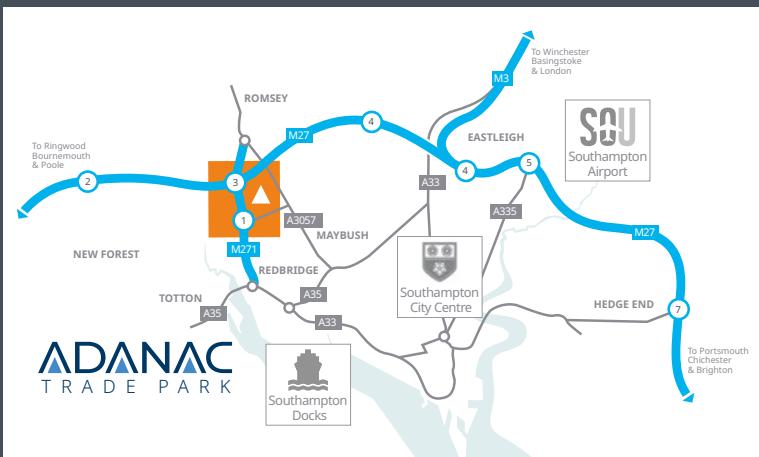
ADANAC occupiers





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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