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

TO LET
High Quality Industrial & Trade Counter Units
ONLY 3 Left

Units from 9,185 sq ft to 21,193 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

the business magazine
SOUTH COAST PROPERTY AWARDS 2025
ADANAC TRADE PARK
Commercial Development of the Year

realest
023 8202 3999
realest.uk.com

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

*Subject to terms

READY FOR OCCUPATION **NOW**

9,185 sq ft - 21,193 sq ft

(853 sq m - 1,968 sq m)

B1 Light Industrial

B2 General Industrial

B8 Warehousing & Trade Counter

Minimum eaves height 8m+

Visible from the motorway

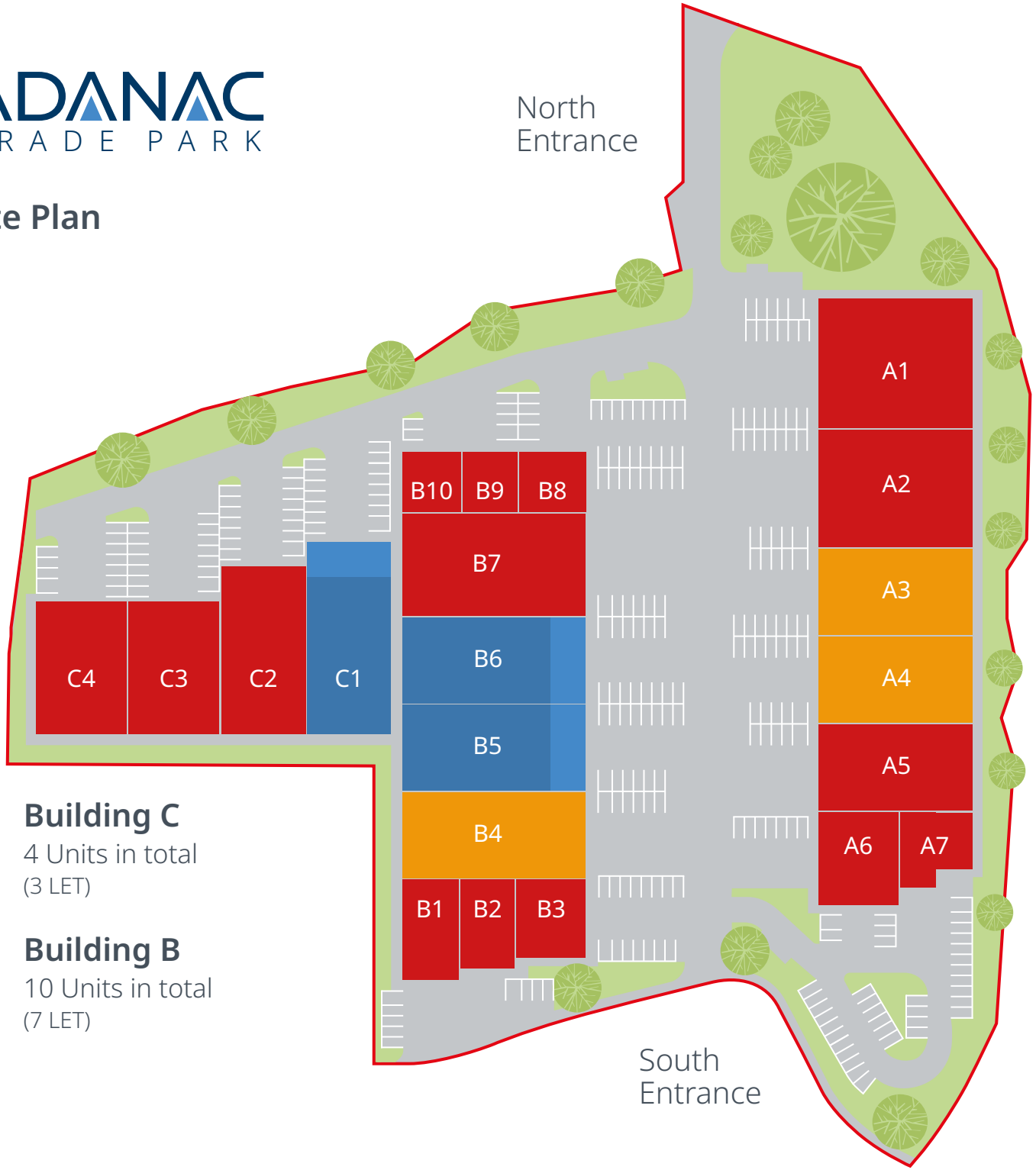
M271 volume 18,000 per day

ADANAC Trade Park
Adanac Drive
Southampton SO16 0AS

LAST AVAILABLE **B5**, **B6**, **C1** UNDER OFFER **A3**, **A4**, **B4**

ADANAC TRADE PARK

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)

ADANAC TRADE PARK

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 (1,175.01sq 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
	–	–	–

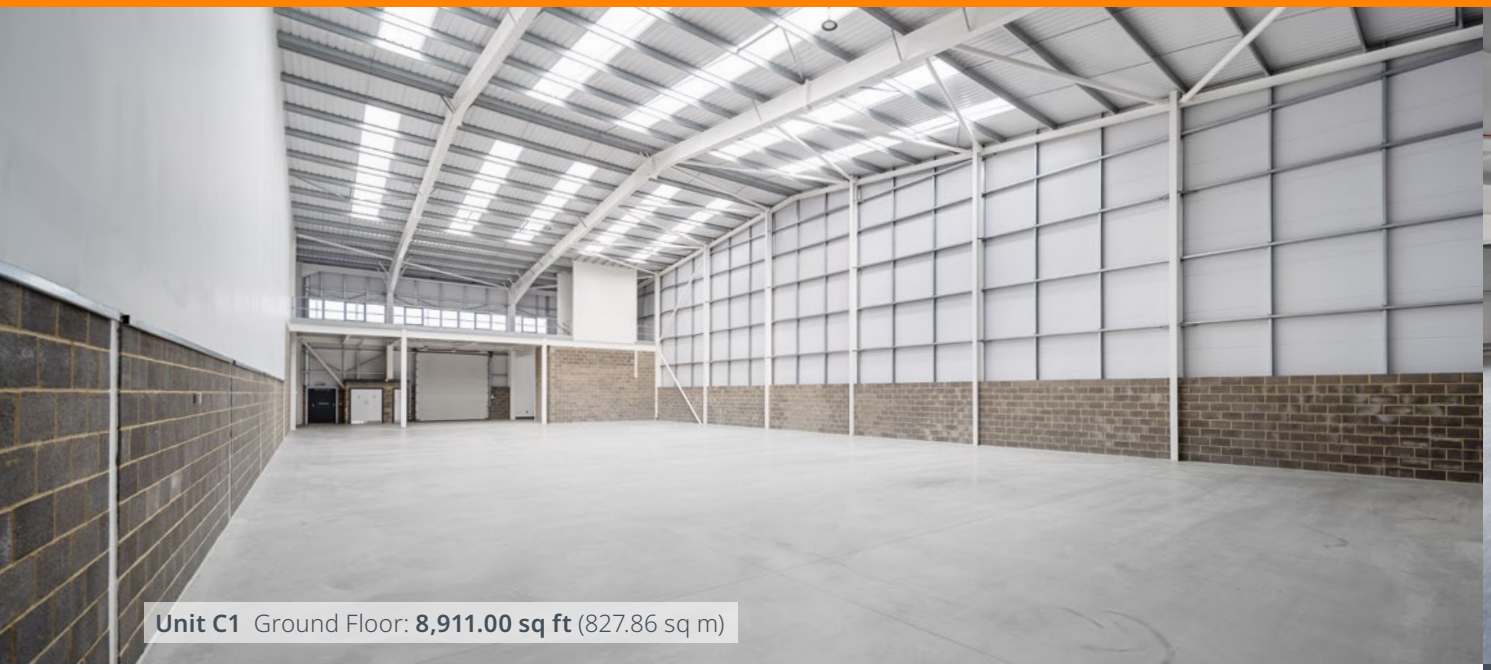
Building B

	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)

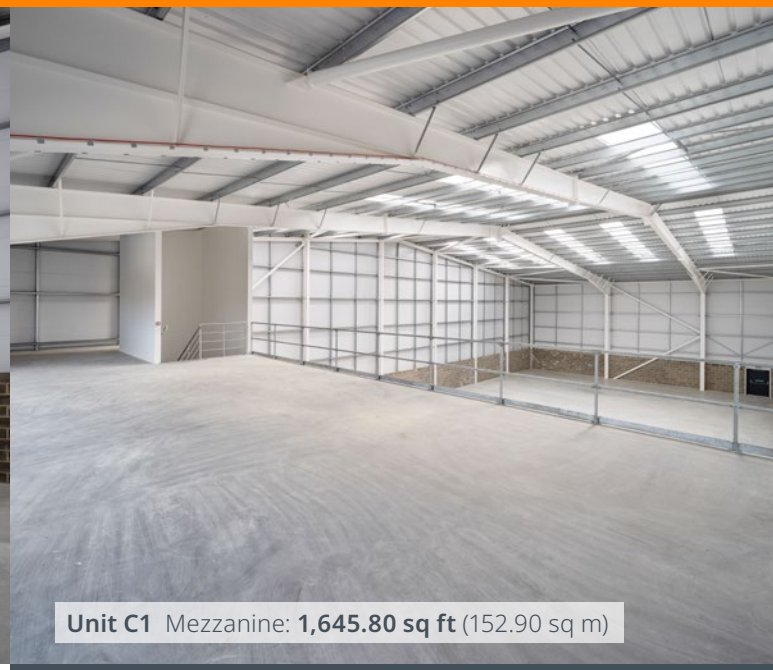
Building C

	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)

LAST AVAILABLE **B5, B6, C1** UNDER OFFER **A3, A4, 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 **21,193 sq ft**. Units can be combined to create more space.

Local occupiers

ADANAC occupiers

ADANAC TRADE PARK

Best value for money new build on the south coast

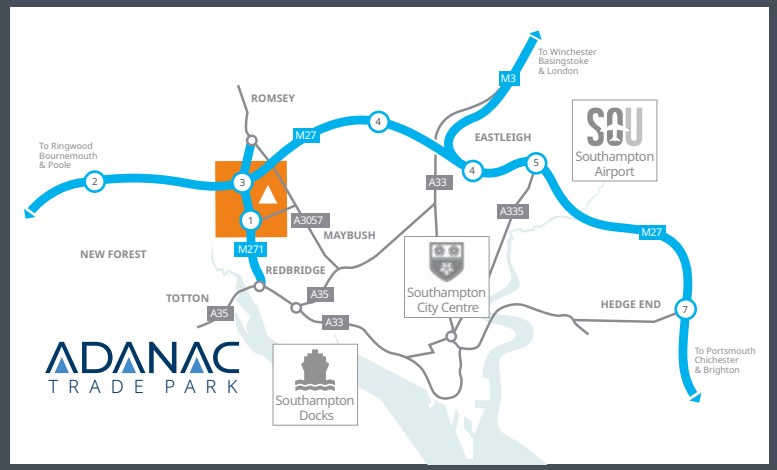
For current availability
and detailed information about the site visit:

adanactradepark.co.uk

READY FOR OCCUPATION **NOW**

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



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

Adrian Whitfield
07901 558 730
adrian.whitfield@realest.uk.com

Lauren Udall
07799 623 239
lauren.udall@realest.uk.com

Luke Mort
07591 384236
LMort@lsh.co.uk

Dan Rawlings
07702 809192
DRawlings@lsh.co.uk

realest
023 8202 3999
realest.uk.com

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

Realest and Lambert Smith Hampton give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared 10/2026.