



Ground and First Floor Offices, H4 Adanac North

Adanac Drive, Nursling, Southampton SO16 0BT

TO LET

From 951 sq.ft to 2,014 sq.ft

(88.33 sq. m. to 188.05 sq. m.)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Office suites within new build industrial/ warehouse unit

Description

The premises comprise a detached two storey converted barn with a profiled metal sheet roof and timber clad elevations.

The available suite is located on the ground floor and immediately accessible off the main entrance lobby.

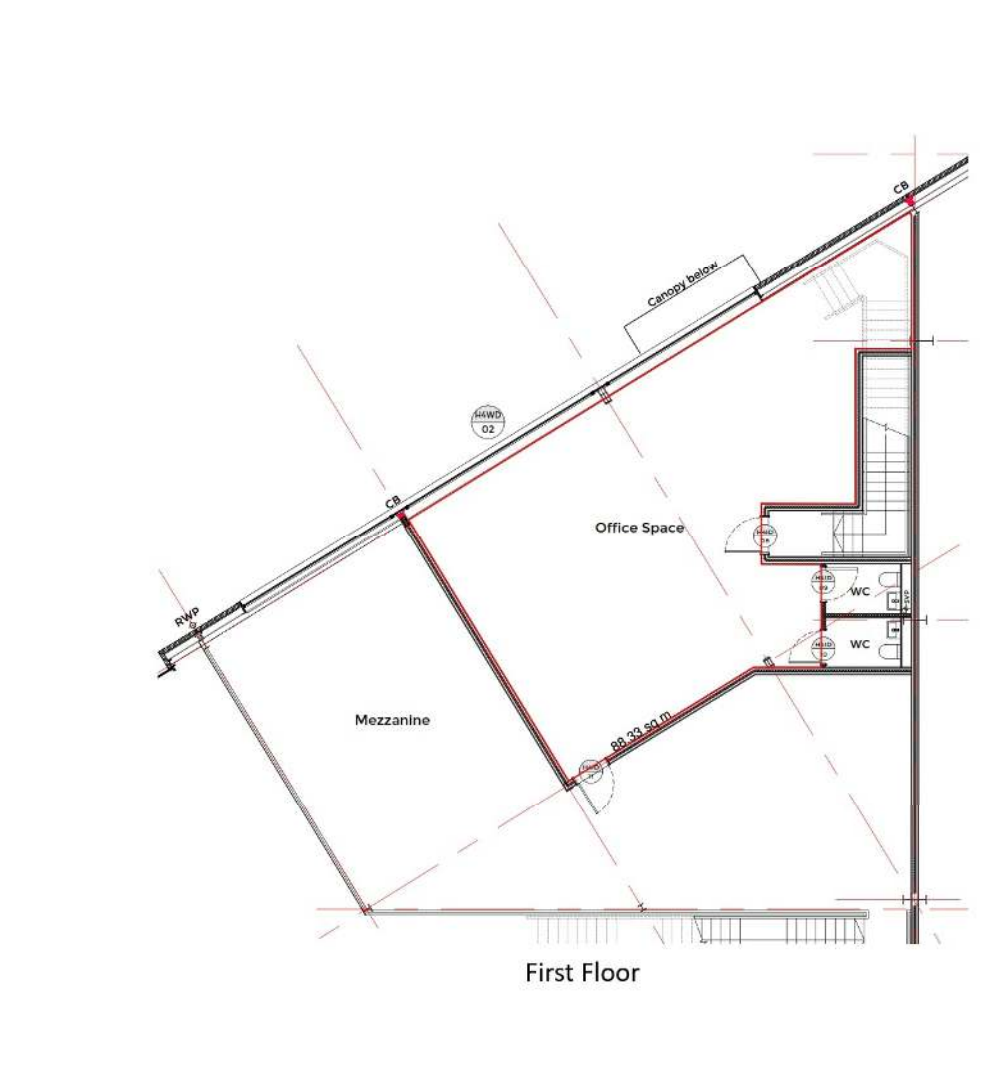
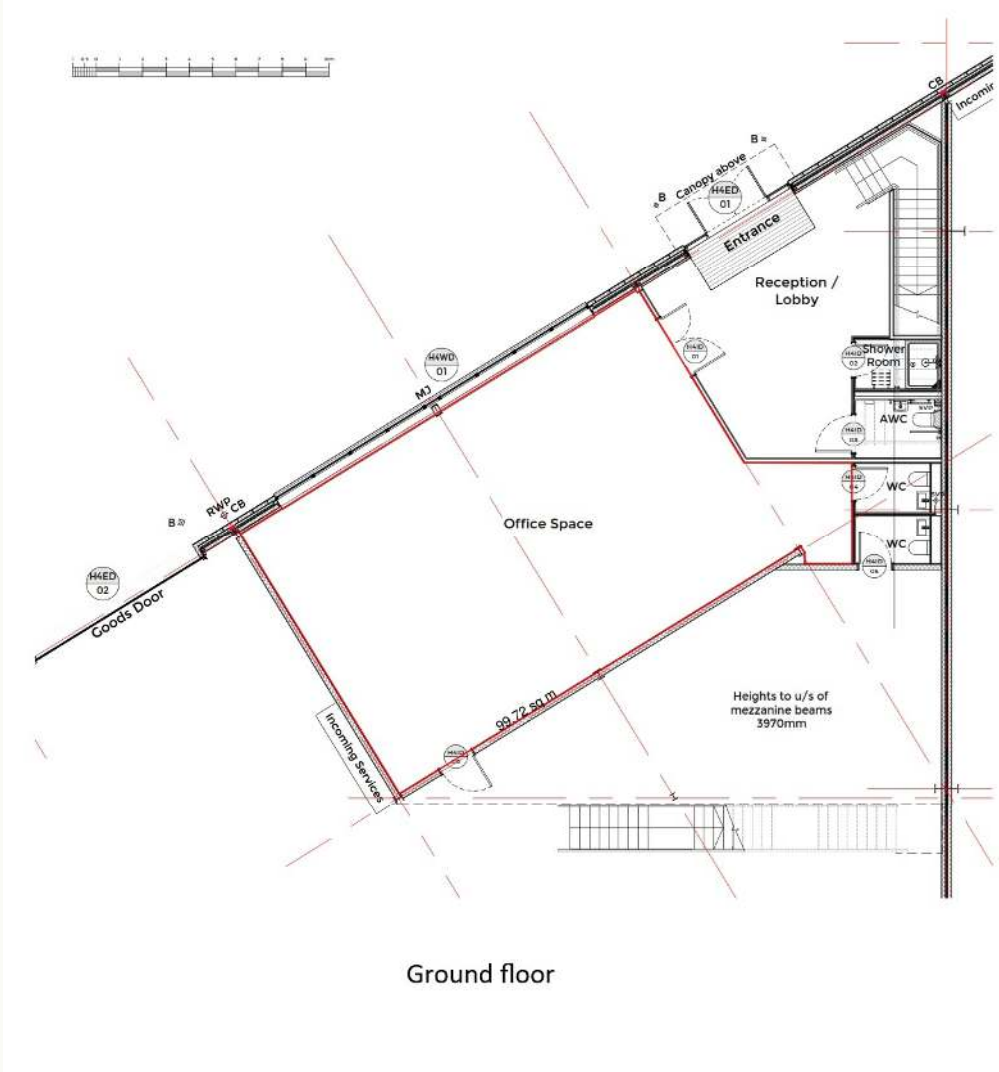
The space will be comprehensively refurbished and will be available from October 2025.

Specification

- Double glazed windows
- LED lighting
- 8 Designated car parking spaces with additional overflow car park
- Air conditioned
- Extensive landscaped grounds and picnic area
- Good motorway access
- Secure cycle storage
- Shower facilities
- Open plan
- EPC-70 (will be improved following refurbishment)



Floor plan





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Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

| | Sq m | Sq ft |
|--------------|---------------|--------------|
| Ground Floor | 99.72 | 1,073 |
| First Floor | 88.33 | 951 |
| Total | 188.05 | 2,024 |

Business Rates

The premises are currently in a single rating assessment which will need to be split.

Service Charge

A service charge will be levied, further detail upon application.

EPC

A-20

Terms

The suites are available by way of new effectively Full Repairing lease(s) for a term to be agreed.

Rent

£12.00 sq. Ft.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

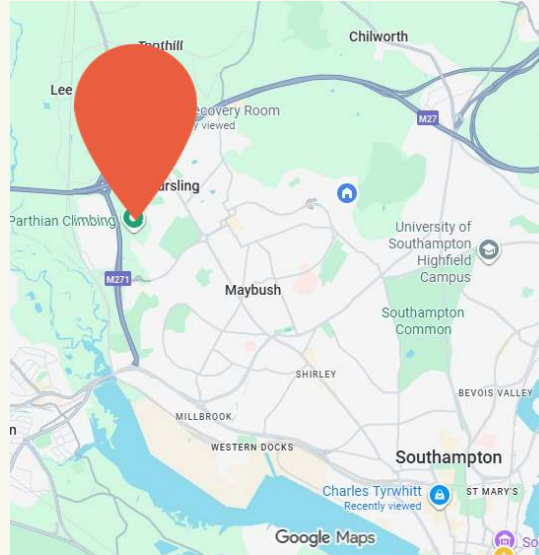
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

Adanac North is located immediately to the east of the M271 and accessed off Junction 1 via Brownhill Way which leads onto Adanac Drive.

Unit H4 is located at the northern end of the scheme adjacent to the new purpose built Coopervision R&D unit.

Central Southampton and Southampton Central Railway Station are located approximately 4 miles to the southeast.



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Strictly by appointment with sole agents Hellier Langston