



Ground and First Floor Offices, H4 Adanac Park

Adanac Drive, Nursling, Southampton, SO16 0BT

TO LET | 951 sq ft (88.33 sq m) to 2,014 sq ft (188.05 sq m)



HELLIER
LANGSTON

Description

The premises comprise a detached two storey purpose built office building dating from the late 1980s of traditional construction, with brick elevations under a pitched tile roof. The available space comprises the first floor west wing which is mainly open plan with two meeting rooms/ cellular offices at the northern end.

Externally the premises benefit from a large surfaced car park to the rear.

Summary



Double glazed windows



LED lighting



Ample car parking



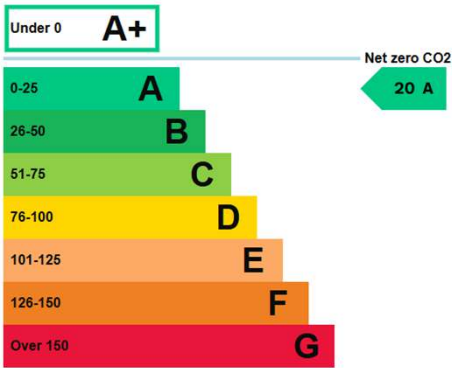
Air conditioning



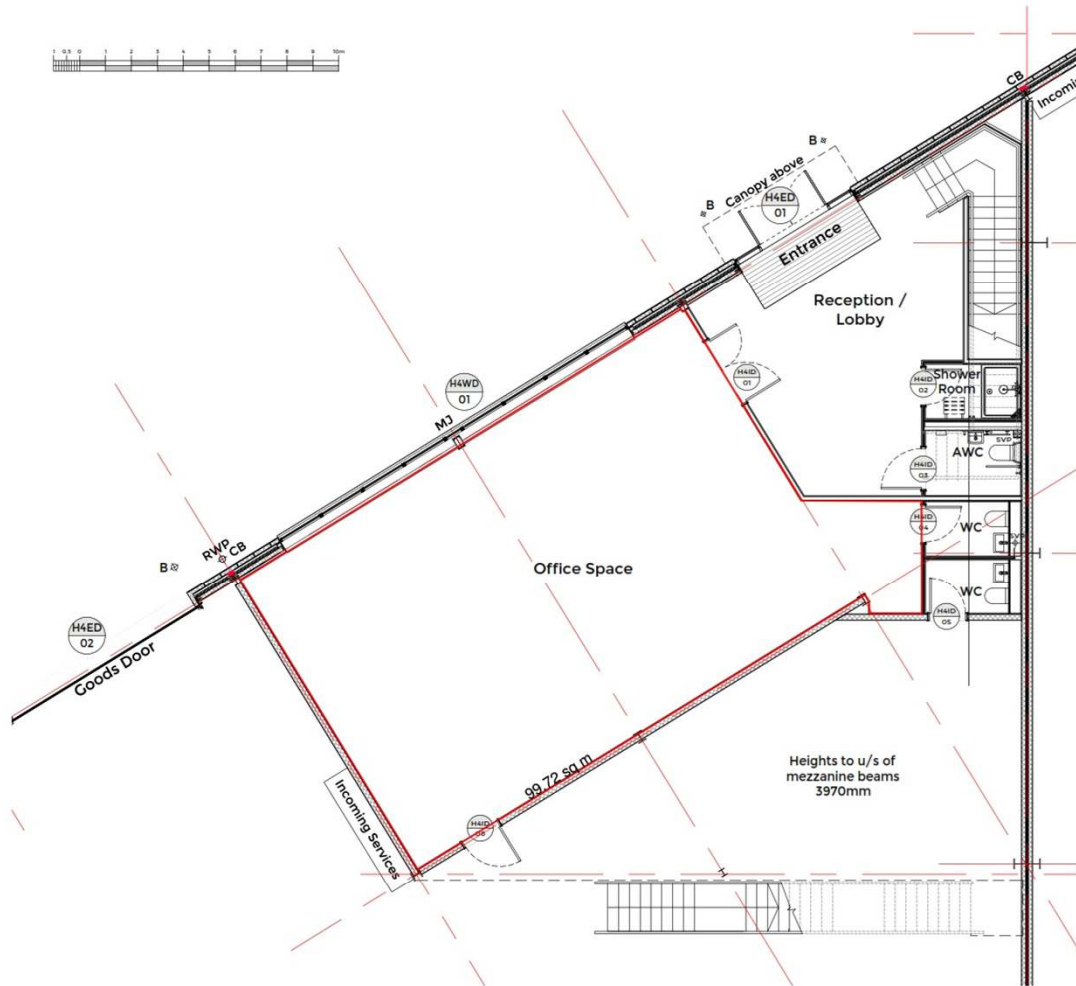
EPC A-20

Energy rating and score

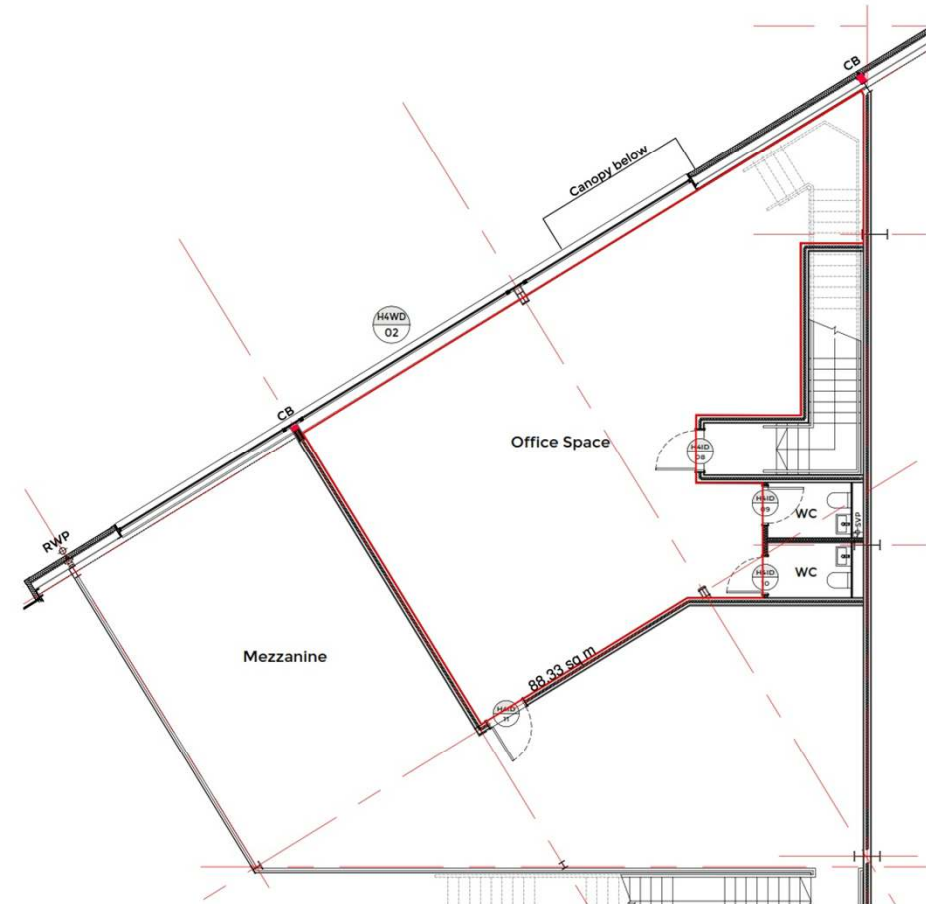
This property's energy rating is A.



Floor plan



Ground floor



First Floor

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground floor office	99.72	1,073
First floor office	88.33	951
Total	188.05	2,024

Terms

Floors are available either separately or together for a term to be agreed

Rent

£12.00 sq ft

Rateable Value

H4 Adanac North is currently in a single Rating assessment and this will need to be split

Service Charge

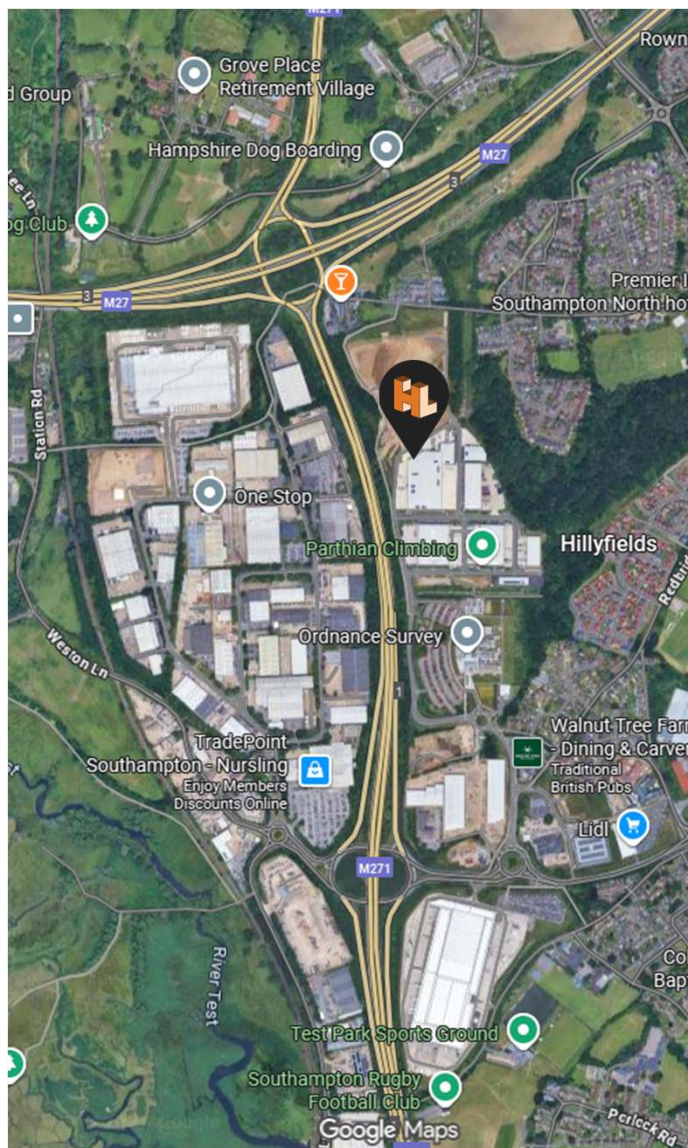
A service charge will be levied, further details upon enquiry

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.



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.

Viewing

Strictly by appointment with the sole agents.

Please scan the QR code to access further information on our website.

Schedule an appointment

www.hlp.co.uk

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E: Fareham@hlp.co.uk

T: 02382 022 111

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