



CGI of proposed development.

ADANAC NORTH SOUTHAMPTON

To Let

Light Industrial Units

From **319 sq m** (3,434 sq ft)
to **7,152 sq m** (76,985 sq ft)

Offices

From **510 sq m** (5,489 sq ft)
to **3,060 sq m** (32,937 sq ft)

Situated in a premier location
recognised as the gateway to
Southampton at Junction 1
of the M271.

Ready for occupation - Spring 2020

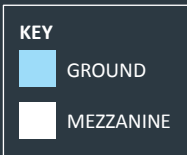
Adanac North
Adanac Drive, Southampton SO16 0AS

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Keygrove
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023 8063 5333



Looking South with Junction 3 of the M27 in the foreground.
Adanac North is accessed off Junction 1 of the M271 via Brownhill Way and Adanac Drive.



Building D

Unit 1
Ground:
1,078 sq m (11,604 sq ft)
Mezzanine:
267 sq m (2,874 sq ft)

Unit 2
Ground:
1,887 sq m (20,312 sq ft)
Mezzanine:
267 sq m (2,874 sq ft)

Unit 3
Ground:
1,078 sq m (11,604 sq ft)
Mezzanine:
267 sq m (2,874 sq ft)

Unit 4
Ground:
1,073 sq m (11,550 sq ft)
Mezzanine:
160 sq m (1,722 sq ft)

Unit 5
Ground:
808 sq m (8,697 sq ft)
Mezzanine:
267 sq m (2,874 sq ft)

Building E

Unit 1
Ground:
518 sq m (5,576 sq ft)

Unit 2
Ground:
1,031 sq m (11,098 sq ft)
Mezzanine:
124 sq m (1,335 sq ft)

Unit 3
Ground:
772 sq m (8,310 sq ft)

Unit 4
Ground:
518 sq m (5,576 sq ft)

Unit 5
Ground:
319 sq m (3,434 sq ft)

Unit 6
Ground:
637 sq m (6,857 sq ft)
Mezzanine:
124 sq m (1,335 sq ft)

Unit 7
Ground:
476 sq m (5,124 sq ft)

Unit 8
Ground:
319 sq m (3,434 sq ft)





Detailed site plan

Office A
Total floor area:
1,536 sq m (16,533 sq ft)

Office B
Total floor area:
3,060 sq m (32,937 sq ft)

Office C
Total floor area:
3,060 sq m (32,937 sq ft)

Building D Total floor area:
5,924 sq m (63,767 sq ft)
Mezzanine: **1,228 sq m** (13,218 sq ft)

Building E Total floor area:
4,590 sq m (49,409 sq ft)
Mezzanine: **248 sq m** (2,670 sq ft)

Building F Total floor area:
1,854 sq m (19,956 sq ft)

For measurement of individual buildings and office units - please see detailed site plan. All dimensions gross internal - measured from architect's plans.

Site position

VEY

Redbridge Lane

Brownhill Way

M271

M271

Adanac North Drive Times and Distances

Junction 3 M27	1 mile	3 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 NORTH

SOUTHAMPTON

Adanac North

Light Industrial/Office Park in a premier location at the gateway to Southampton. Situated one mile south of Junction 3 of the M27 motorway at Junction 1 of the M271.

Planning

The site has detailed planning permission for up to 19,873 sq m (213,911 sq ft) of B1a, B1b & B1c development as shown on the layout plans.

Terms

The units are available on a leasehold basis.

For more information, please contact the joint sole agents through whom all negotiations must be conducted:

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