

RECENTLY COMPLETED

AN  
ADANAC NORTH  
PHASE II



To Let

10 High Quality Units

B1 (Light Industrial),  
B2 (General Industrial)  
& B8 (Warehousing) uses

From: **15,510 sq ft**  
(1,441 sq m)

To: **37,490 sq ft**  
(3,483 sq m)

Strategically located adjacent  
to the M271 and just 3 miles  
from Southampton Docks.

80% LET  
Only 2 Units Available

ADANAC North - Phase II  
Adanac Drive, Southampton SO16 0BT







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

ADANAC North Phase II 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



## Description

ADANAC North offers unrivalled access to both the M27 motorway and Southampton Port, one of the UK's largest ports.

## Specification

Completed in May 2023, the development comprises 10 high quality industrial and warehouse units, 9 in one block and 1 standalone unit, with planning allowing for B1 (light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.

All units feature: **PV Panels, Deep access yards, Reception/lobby, Fitted offices & welfare, Generous mezzanine, 8m + eaves, Power floated factory floors, Electric sectional shutter loading doors, 3-phase electric, Gas, Broadband, EV charging, PV roof panels.**

Individual unit sizes from 11,119 sq ft to 37,490 sq ft.

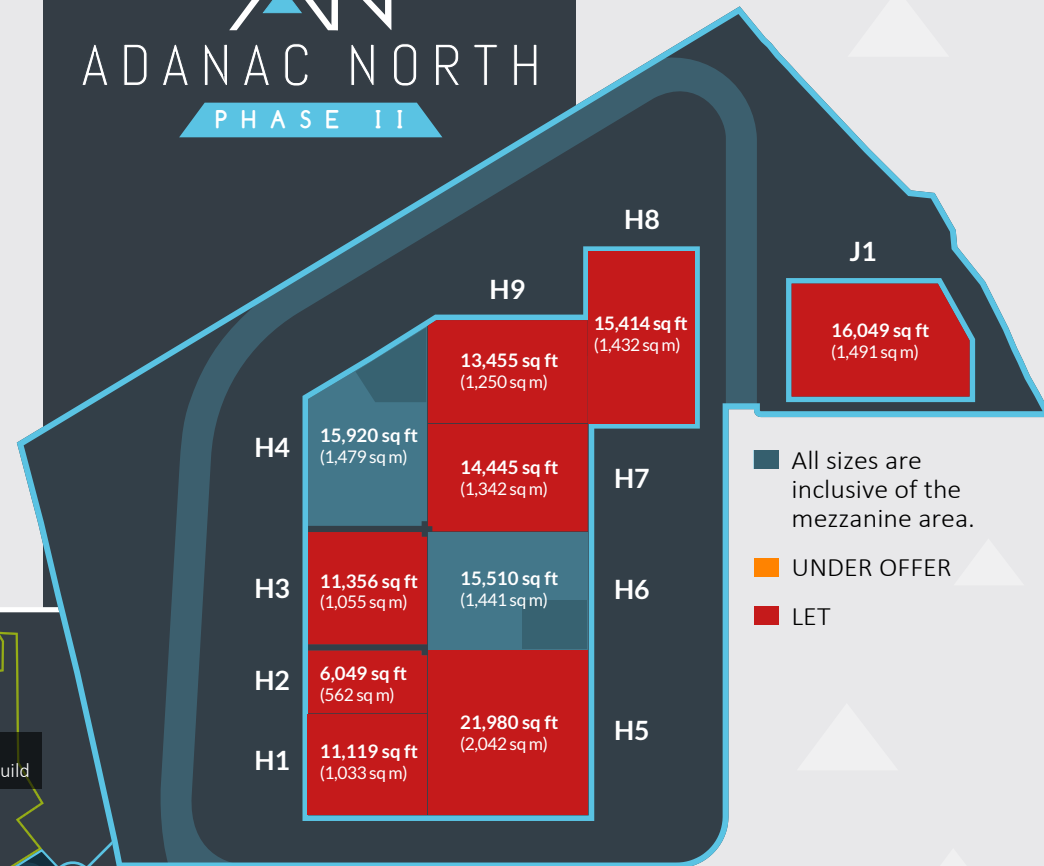
For more information, please contact the joint sole agents:  
Realest, Lambert Smith Hampton and Keygrove Chartered Surveyors.



Phase II construction completed

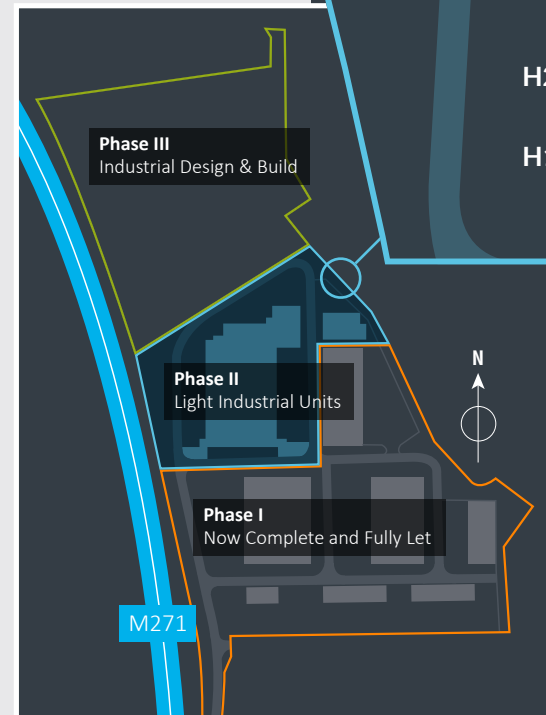
# ADANAC NORTH

## PHASE II



- All sizes are inclusive of the mezzanine area.
- UNDER OFFER
- LET

To M27 Junction 3: 1 mile



To Southampton Docks: 3 miles







Phase II construction completed



# ADANAC NORTH

## PHASE II

### Adanac North occupiers include

ASENDIA  
Bowman Power  
BBC Coffee  
Chamsys Lighting  
Combisteel  
Enhanced Care Services  
ERIKS  
Marine Guard  
Parthian Climbing  
South Coast  
Ambulance Service  
Topaz Detailing

### Energy Performance Certificate

All the Phase II units have an energy rating of: **A**

### 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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Realest, Lambert Smith Hampton and Keygrove Chartered Surveyors 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 07/2024