



Unit F4 Adanac North, Nursling, Southampton SO15 0AS

TO LET

Light Industrial Unit With Offices

**8,013 Sq Ft
(744 Sq M)**

Unit F4 Adanac North, Nursling, Southampton SO15 0AS

DESCRIPTION

Units F4 comprises an end of terrace industrial warehouse unit which was developed in 2020. The unit benefits from an electrically operated up and over loading doors and separate ground floor reception and WC facilities. Unit F4 benefits from fully fitted first floor offices, including several break-out rooms, kitchenette facilities and additional WC's.

- ✓ New Development In 2020
- ✓ Strategically Located at Junction 1, M271
- ✓ Large Forecourt
- ✓ First Floor Offices
- ✓ B1 Use

LOCATION

Adanac North is a Light/General Industrial Units Park in a premier location recognised as the gateway to Southampton. Situated one mile south of Junction 3 of the M27 motorway at Junction 1 of the M271. Adanac North is accessed via Brownhill Way and Adanac Drive.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshop/GF Ancillary	5,012	466
FF Offices	3,002	279
Total	8,013	744

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

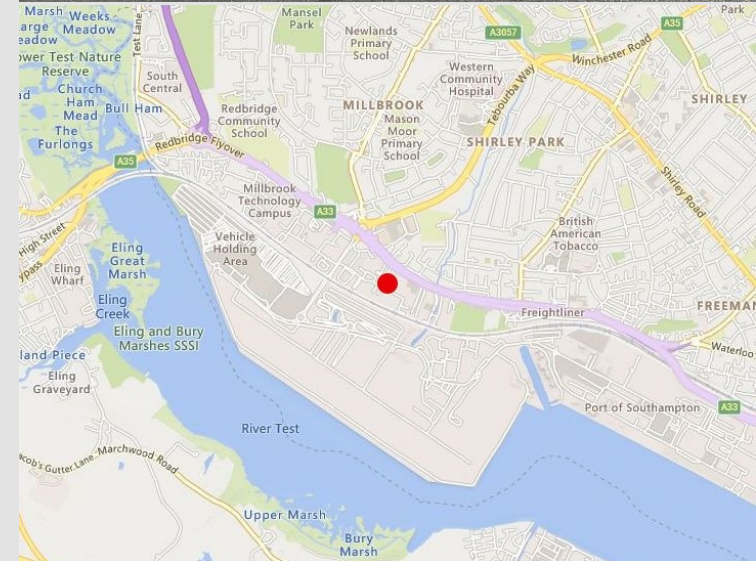
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Rent on application, available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is B (38).



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Regulated by RICS 08-May-2025

VIEWING & FURTHER INFORMATION

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