



BOTLEIGH GRANGE
BUSINESS PARK
HEDGE END SO30 2AF

BURLINGTON HOUSE



2ND FLOOR

GRADE A
SUITE

TO LET 10,835 SQ FT (1,006 SQ M)



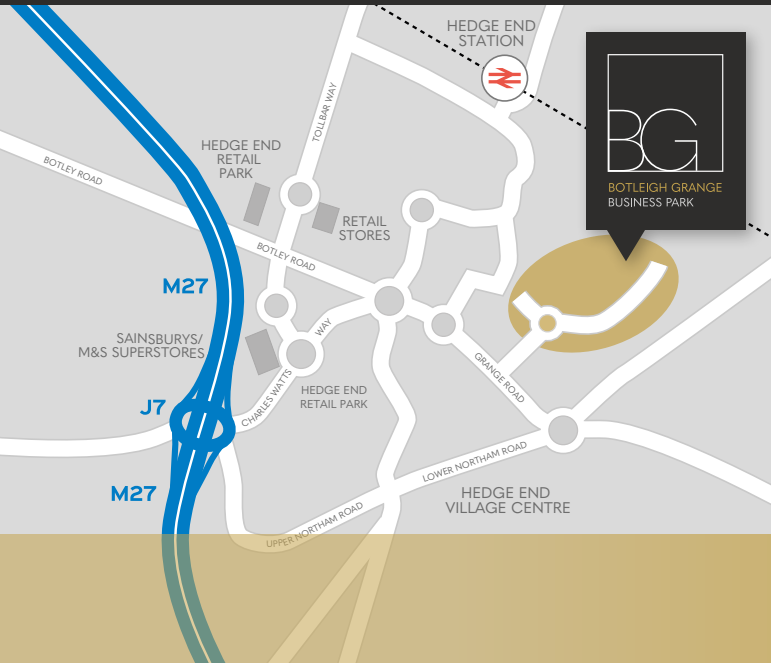
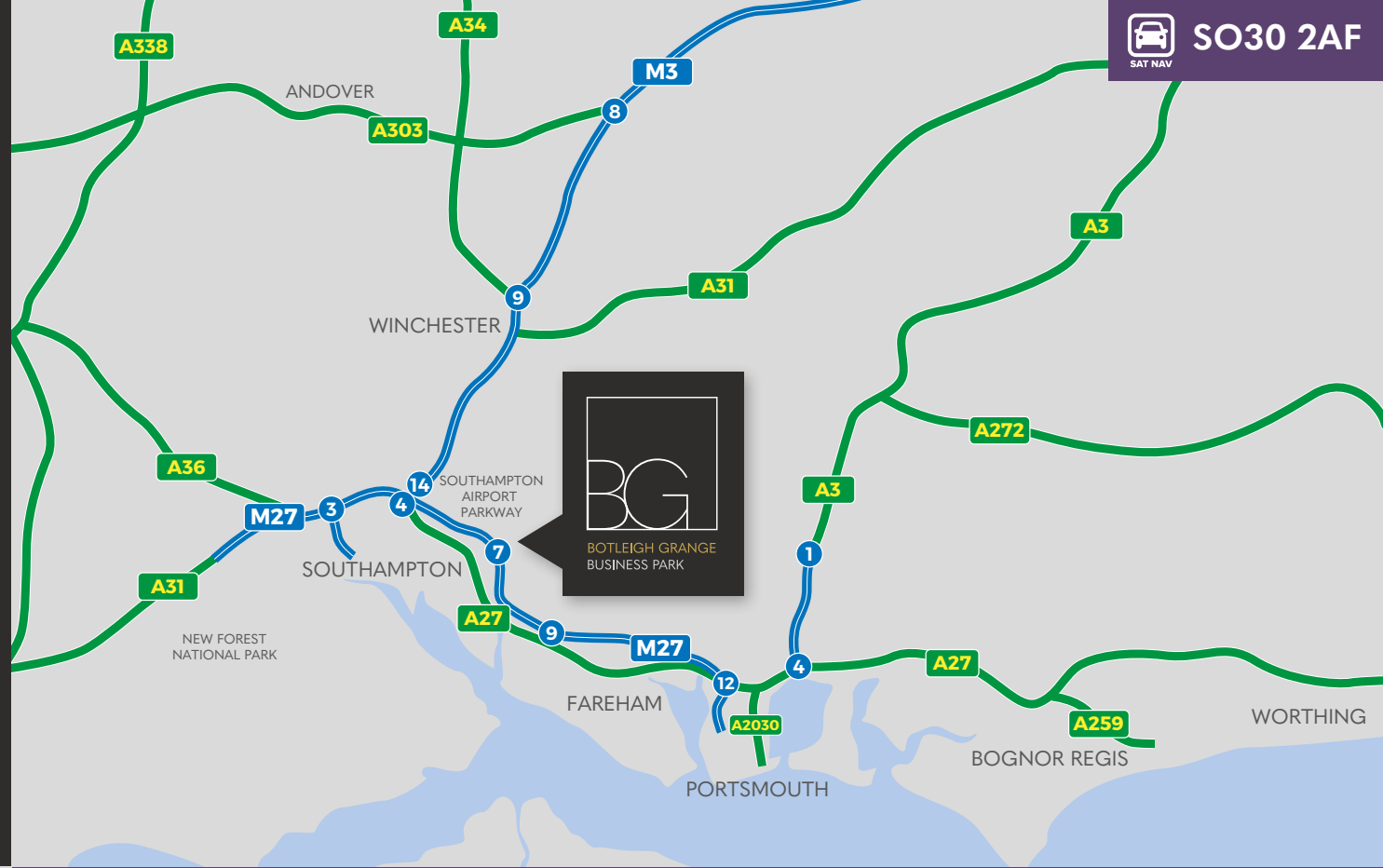
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SO30 2AF

POSITIONED FOR GROWTH

Businesses at Botleigh Grange Office Campus are in the perfect location to thrive. They love the beautiful environment – and the convenient motorway (J7, M27), rail and air links make it one of the best-connected addresses in the Solent corridor. Botleigh Grange is located within approximately 1 mile of Hedge End village amenities and 1.5 miles from the motorway. Hedge End Retail Park, golf centre and railway station are all within 1.5 miles.



TRAVEL TIMES

	HEDGE END	1.3 MILES	4 MINS	
	M27	1.4 MILES	4 MINS	
	SOUTHAMPTON	6 MILES	17 MINS	
	M3	7.2 MILES	12 MINS	
	PORTSMOUTH	15 MILES	20 MINS	
	A3	18 MILES	23 MINS	



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BURLINGTON HOUSE



CLICK FOR
360° VIRTUAL TOUR

Burlington House is set within the wonderful grounds of the Botleigh Grange Office Campus, located a short distance from J7 of the M27. The Grade A Suite is located on the second floor, accessed through a shared reception area. It provides modern open plan accommodation including air conditioning. The building provides high quality modern washrooms and shower facilities.

ACCOMMODATION

2 ND FLOOR	SQ FT	SQ M
GRADE A SUITE	10,835	1,006



EXCELLENT
PARKING



GREEN
SPACE



NEW AIR
CONDITIONING

KEY FEATURES

- Air conditioning
- Raised access floors
- 48 allocated car parking spaces
- WCs and shower
- Suspended ceilings with recessed LED smart lighting
- Kitchen
- Server Room with data cabling throughout (untested)
- Partitioned meeting rooms



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TERMS

A new lease on flexible terms is available.

RENT

Available upon request.

SERVICE CHARGES

Available upon request.

INSURANCE & RATES

Building Insurance: £556.

Business Rates: £15,095.

ENERGY PERFORMANCE CERTIFICATE


EPC B.



Indicative image - Ground Floor



VIEWING & FURTHER INFORMATION:

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