

FITTED SUITE TO LET

BURLINGTON HOUSE

Botleigh Grange Business Park, Hedge End, SO30 2AF

5,081 sq ft (471.80m²)



Key Highlights

- Fully fitted plug and play suite
- Fitted out to a high specification
- Space for 57 desks
- 3 meeting rooms
- 2 lone working pods
- Collaborative workspaces
- Large kitchen
- Break out space
- Dedicated shower and comms room
- Brightly decorated open plan office

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

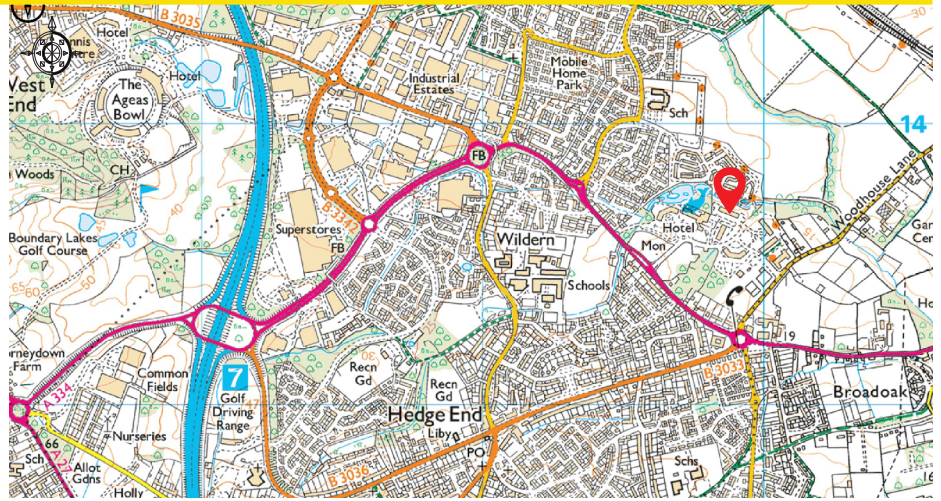
savills.co.uk

savills

Location

Burlington House is set within the grounds of Botleigh Grange Office Campus providing a landscaped working environment whilst also offering high levels of parking, good transport links and Grade A office accommodation.

The M27 (J7) is situated under 2 miles away providing road links with Southampton Parkway train station, and Southampton Airport 6 miles to the west.



Business Rates

For Business Rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Terms

The property is available by way of sublease. The premises may be available by way of a new lease on terms to be agreed, subject to a surrender of the current interest.

NB: the suite could be combined with another suite of 3,305 sq ft (not currently fitted out).



VAT

Rent payable will be subject to VAT at the appropriate rate.

Energy Performance Certificate

The building currently has an EPC Rating of 50B. Further information is available on request.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

Viewing

Strictly by confirmed appointment.



Contact

Martin Hastelow

+44 (0) 23 8071 3989

mhastelow@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | September 2022

savills