

VACANT SUITE TO LET

BURLINGTON HOUSE

Botleigh Grange Business Park, Hedge End, SO30 2AF

3,305 sq ft (307.07m²)



Key Highlights

- Mix of open plan and some cellular workspace
- Kitchen point and meeting rooms
- Dedicated reception area
- Newly refurbished entrance
- Shower facilities and good quality W/C

SAVILLS SOUTHAMPTON
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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 a fully fitted suite of 5,081 sq ft

VAT

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

Energy Performance Certificate

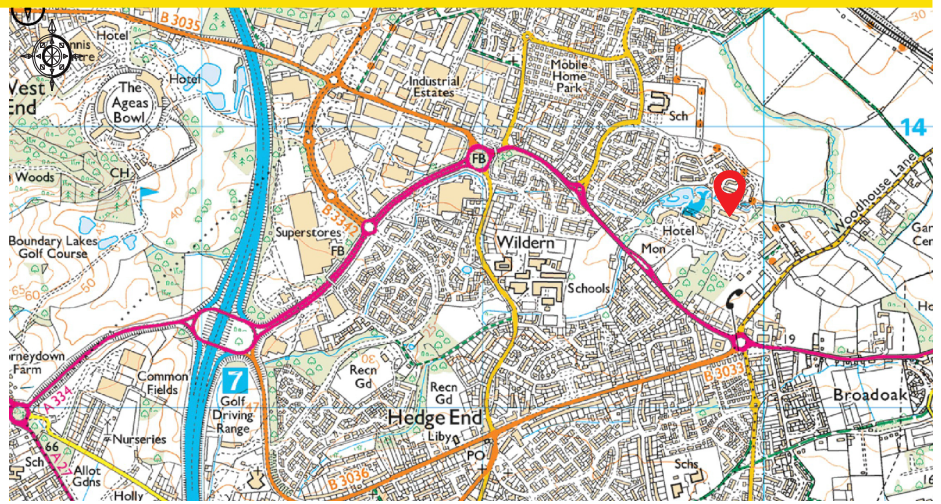
The building currently has an EPC Rating of 50B. Further information is available on request.

Legal Costs

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

Viewing

Strictly by confirmed appointment.



Contact

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