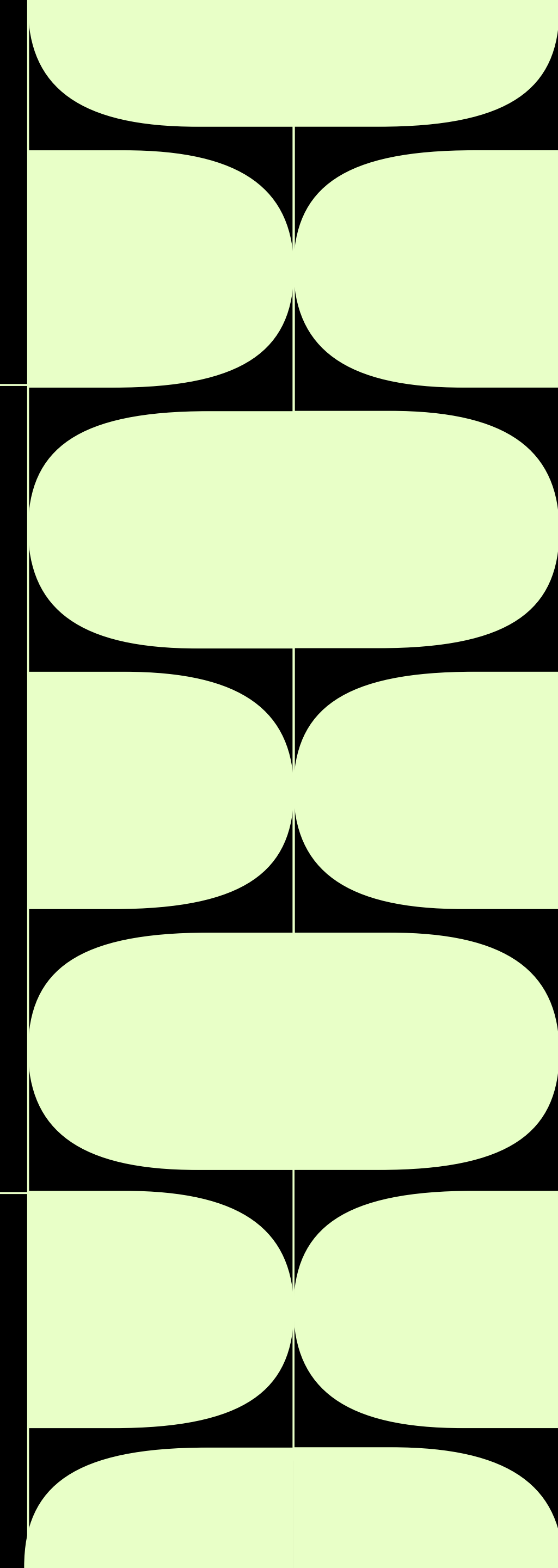




BOTLEIGH GRANGE BUSINESS PARK, HEDGE END, SO30 2AF

# Burlington House

From **3,200 sq ft** to **19,249 sq ft** of of high quality office space to let





# Welcome

Situated within Botleigh Grange Office Campus, Burlington House offers both Ground and 2nd floor office accommodation totalling 19,249 sq ft.

Welcoming occupiers and visitors through a generous lobby with touch down pods for quick meetings, the building provides end of trip amenities including showers and washrooms. The newly refurbished second floor offers 10,835 sq ft of Grade A suite with open plan desks, air conditioning and a light-filled space.

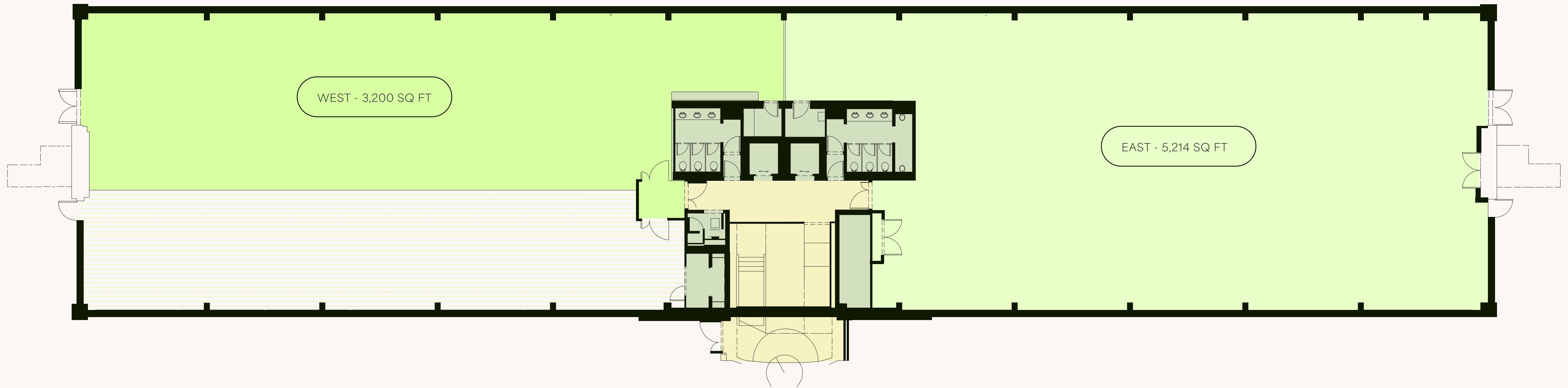
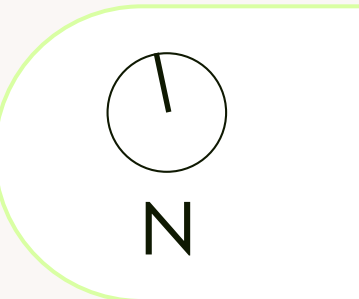


# G

Ground Floor  
8,414 sq ft

West - 3,200 sq ft  
East - 5,214 sq ft

*\*Fully fitted option available for both West & East.*



## KEY

- West Office
- East Office
- Core
- Reception

[CLICK FOR 360° VIRTUAL TOUR](#)

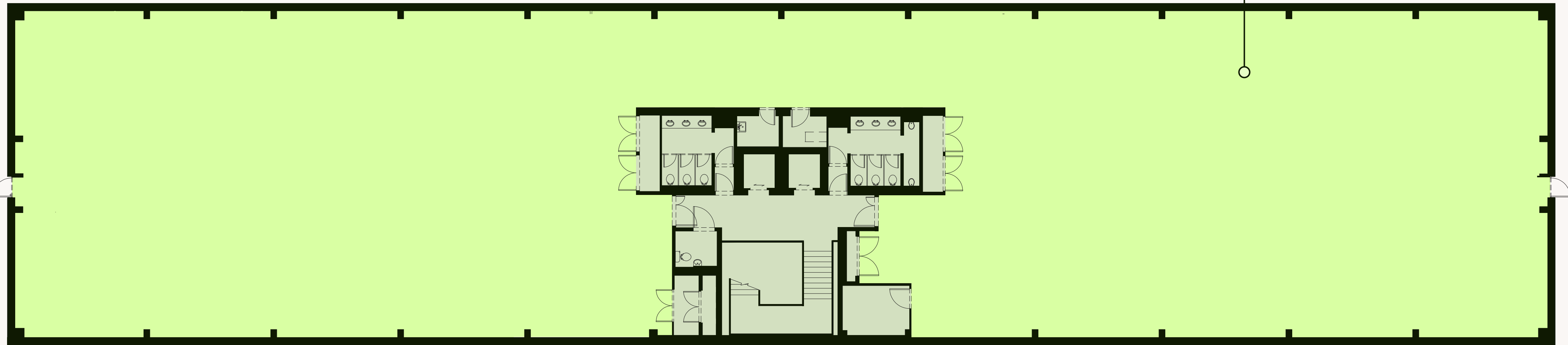
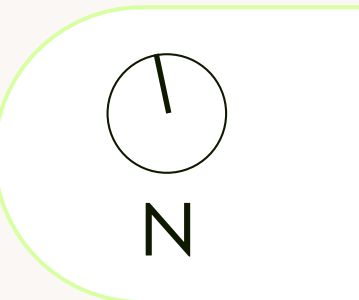
# 2

Second Floor  
10,835 sq ft

*\*An outdoor terrace on this floor is coming soon.*



SCAN TO VIEW  
SPACE PLANS



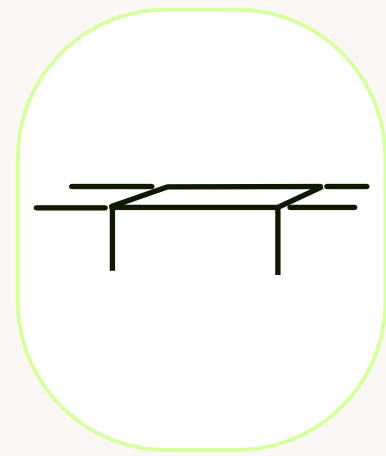
KEY

● Office ● Core

CLICK FOR 360° VIRTUAL TOUR



# Specification



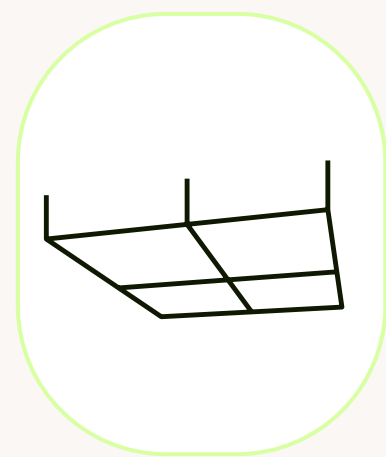
Raised access floors



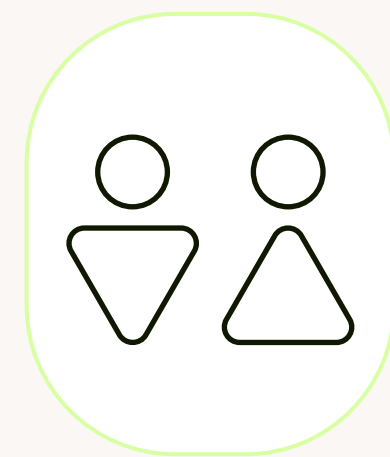
Generous parking allowance



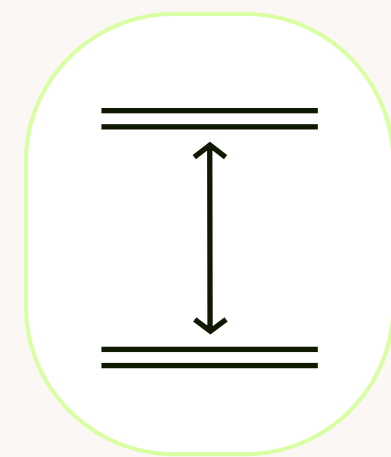
Secure cycle parking



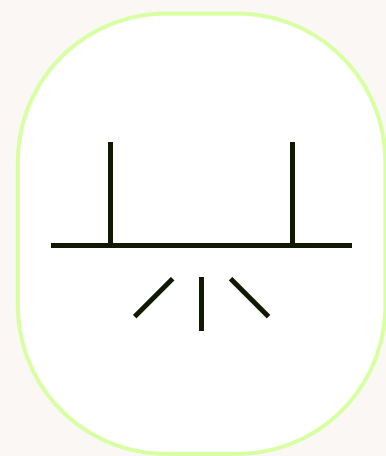
Suspended ceilings



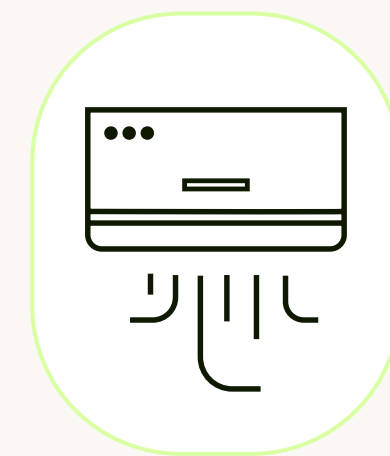
WCs and showers



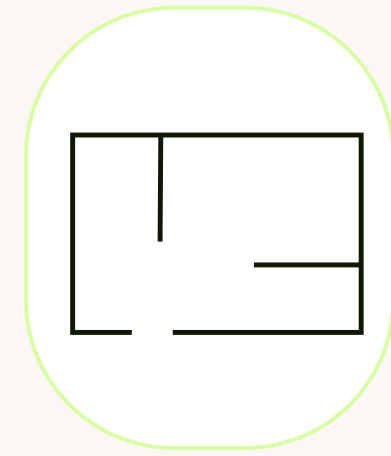
Generous floor to ceiling height (2.65m)



New LED lighting



Air conditioning



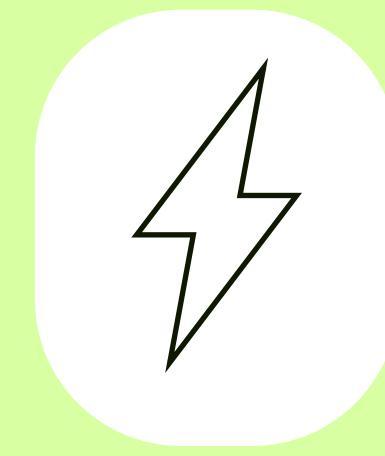
Partitioned meeting rooms (Ground Floor only)



Reception



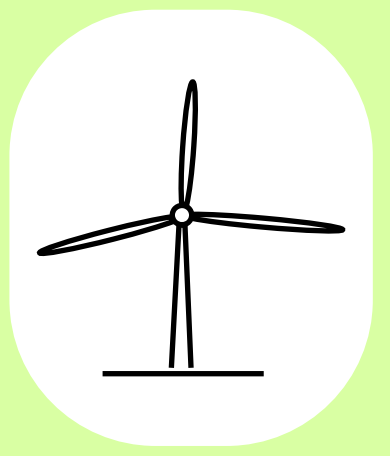
EPC Rating A



EV Chargers



Energy saving technology including daylight dimming lighting controls



REGO Electricity





Building car parking



Reception



Building entrance



Building facade

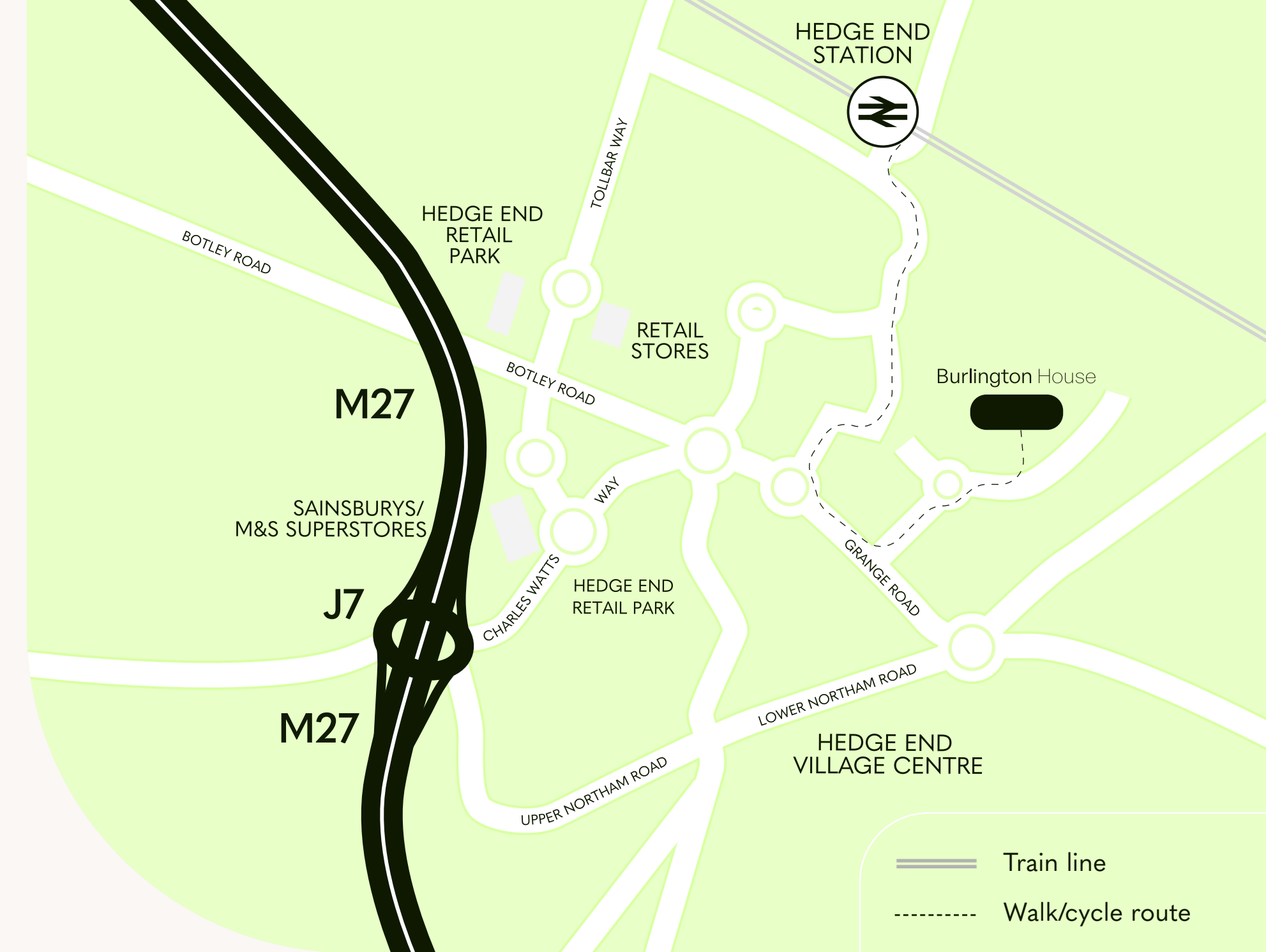
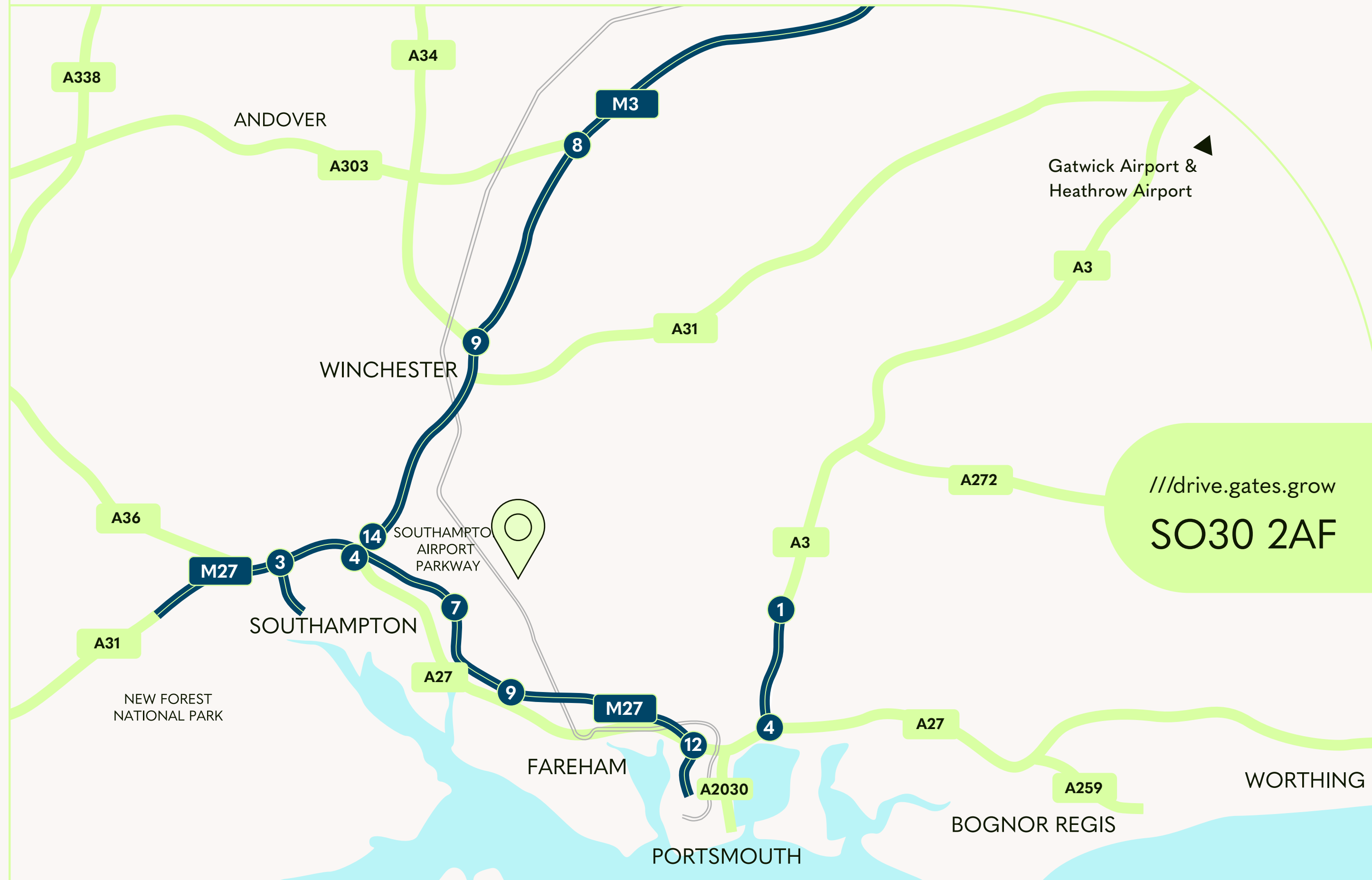


Building facade



# Stay connected

Surrounded by stunning green space yet within 5 minutes from both Hedge End station and M27 by car, Botleigh Grange Business Park is conveniently placed and well connected.



## TRAVEL TIMES

Destination	Miles	Minutes
Hedge End Station	1.3	4
M27	1.3	4
Southampton	6	17
M3	7.2	12
Portsmouth	15	20
A3	18	23

# Burlington House

## AGENTS



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## TERMS

A new FRI lease on a term to be agreed

## RENT

On application

## SERVICE CHARGE

There is a Building & estate service charge, further details on request

## PART OF



Botleigh Grange Business Park,  
Hedge End, SO30 2AF

[BOTLEIGHGRANGEBUSINESSPARK.CO.UK](https://www.botleighgrangebusinesspark.co.uk)

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