

VANBRUGH HOUSE



BOTLEIGH GRANGE
BUSINESS PARK
HEDGE END SO30 2AF

TO LET | MODERN FIRST
FLOOR OFFICE
2,553 SQ FT

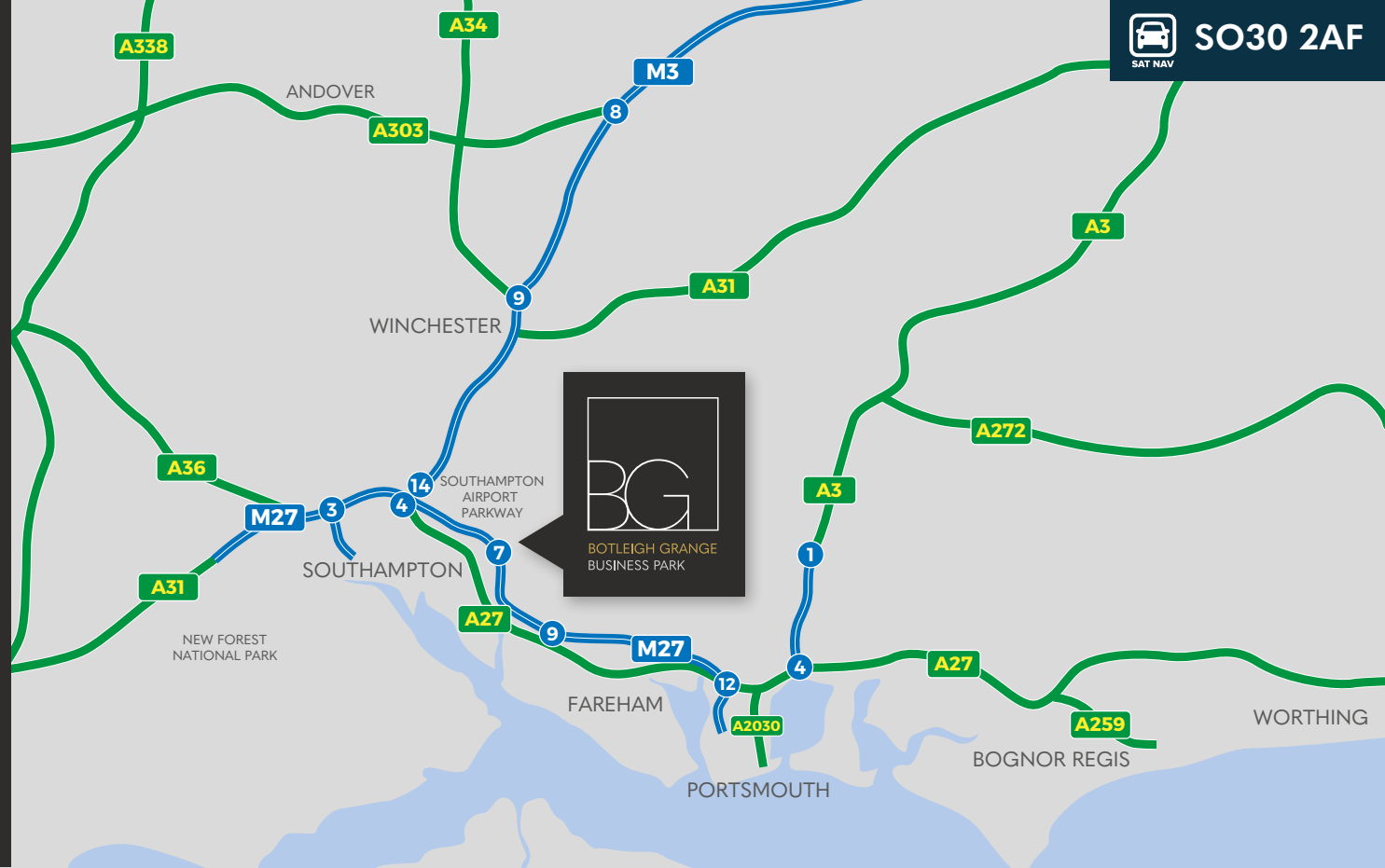


BOTLEIGHGRANGEBUSINESSPARK.CO.UK



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). The 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 MILE	4 MINS	
	M27	2 MILES	8 MINS	
	SOUTHAMPTON AIRPORT/ PARKWAY	5 MILES	13 MINS	
	SOUTHAMPTON	6 MILES	17 MINS	
	M3	13 MILES	17 MINS	
	PORTSMOUTH	16 MILES	22 MINS	





ACCOMODATION

FIRST FLOOR	SQ FT	SQ M
WEST	LET	LET
FRONT	2,553	237.2

Approximate NIA



EXCELLENT
PARKING



GREEN
SPACE



AIR
CONDITIONING



KEY FEATURES

- New central heating
- Raised access floors
- Suspended ceilings with recessed LED smart lighting
- Parking ratio 1:210 sq ft
- Fully refurbished with new air conditioning

GREEN CREDENTIALS

- Showers
- Secure cycle storage
- REGO electricity
- EV charging coming soon
- EPC rating C





VIEWING & FURTHER INFORMATION:

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