

# BURLINGTON HOUSE

BOTLEIGH GRANGE BUSINESS PARK  
HEDGE END • SOUTHAMPTON • SO30 2AF

## GRADE A OFFICES TO LET 3,200 - 14,035 SQ FT\*

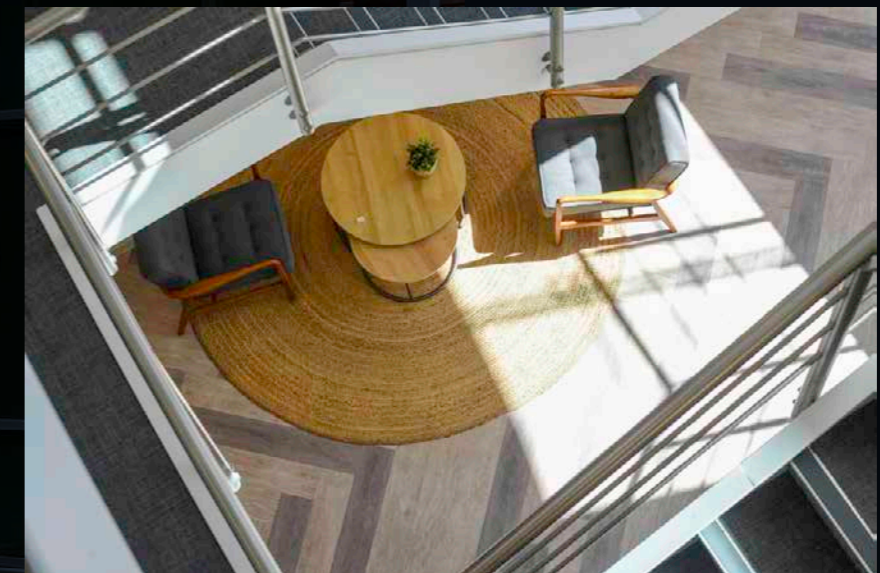
\* IPMS3 and approximate





## THE PERFECT LOCATION FOR YOUR BUSINESS TO THRIVE

Burlington House is set within the wonderful grounds of the Botleigh Grange Office Campus, located a short distance from J7 of the M27.





## GROUND FLOOR GRADE A SUITE

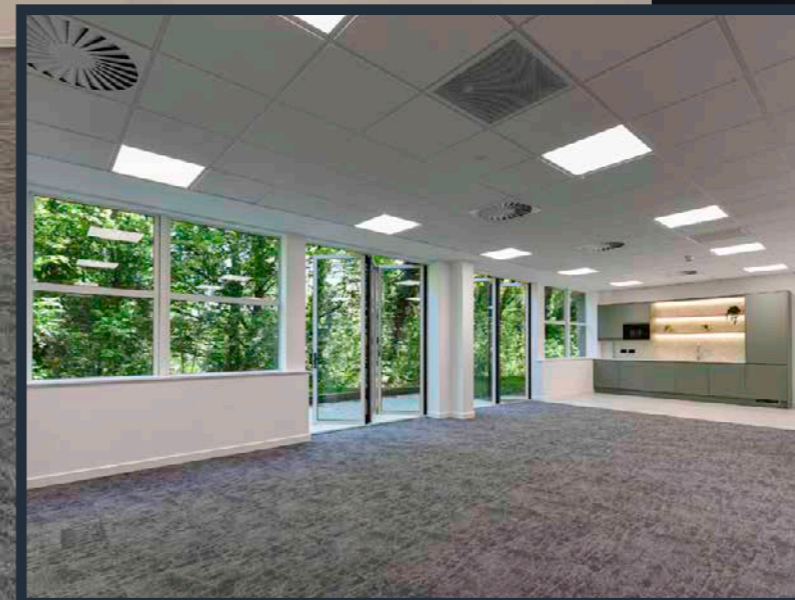
Designed to provide a modern and professional working environment, this impressive space offers bright, well-presented accommodation with excellent on-site amenities. The space includes two well-appointed meeting rooms, a newly fitted kitchen and breakout area, and patio doors opening directly onto a private outdoor space, ideal for informal meetings or staff breakout use. Finished to a high standard throughout, the suite offers an excellent combination of functionality, comfort, and professional appeal.

### ACCOMMODATION

GROUND FLOOR	SQ FT	SQ M
GRADE A SUITE	3,200	297

IPMS3 and approximate

**HIGH-QUALITY WORKSPACE  
READY FOR IMMEDIATE OCCUPATION**



## SECOND FLOOR GRADE A SUITE

Offering high-quality workspace in a professional business environment, this well-presented second floor suite provides approximately 10,835 sq ft of modern open plan accommodation with air conditioning throughout, with the option to split the floor to provide suites from circa 4,500 to 6,000 sq ft. Accessed via a shared reception area, the space benefits from excellent natural light together with high-quality communal washroom and shower facilities, creating an ideal setting for modern occupiers.

### ACCOMMODATION

SECOND FLOOR	SQ FT	SQ M
GRADE A SUITE	10,835	1,006
SPLIT FLOOR OPTION	4,500 - 6,000 SQ FT	

IPMS3 and approximate



CLICK TO VIEW WEBSITE  
AND VIDEO



DESIGNED FOR GROWTH...  
FLEXIBLE SPACE, PREMIUM FINISH

# LEADING THE WAY IN SUSTAINABILITY



## BUILDING FEATURES



EPC rating  
A



REGO  
electricity



VRF Air  
conditioning



Generous parking  
ratio of 1:226



Raised access  
floors



EV charging  
points



Outdoor  
amenity space



Energy efficient  
LED lighting



Secure cycle storage



Premium WC and  
shower amenities



# POSITIONED FOR GROWTH

Businesses at Botleigh Grange Office Campus benefit from a highly desirable setting designed to support productivity and growth. The landscaped environment provides an attractive working atmosphere, while exceptional connectivity via Junction 7 of the M27 places the wider Solent corridor within easy reach.

The campus is also well served by public transport and air links, making it one of the region's best-connected business addresses. Hedge End village amenities are located within approximately 1 mile, with Hedge End Retail Park, the golf centre, and railway station all within 1.5 miles



## BURLINGTON HOUSE

Botleigh Grange Business Park  
Hedge End  
Southampton SO30 2AF

	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

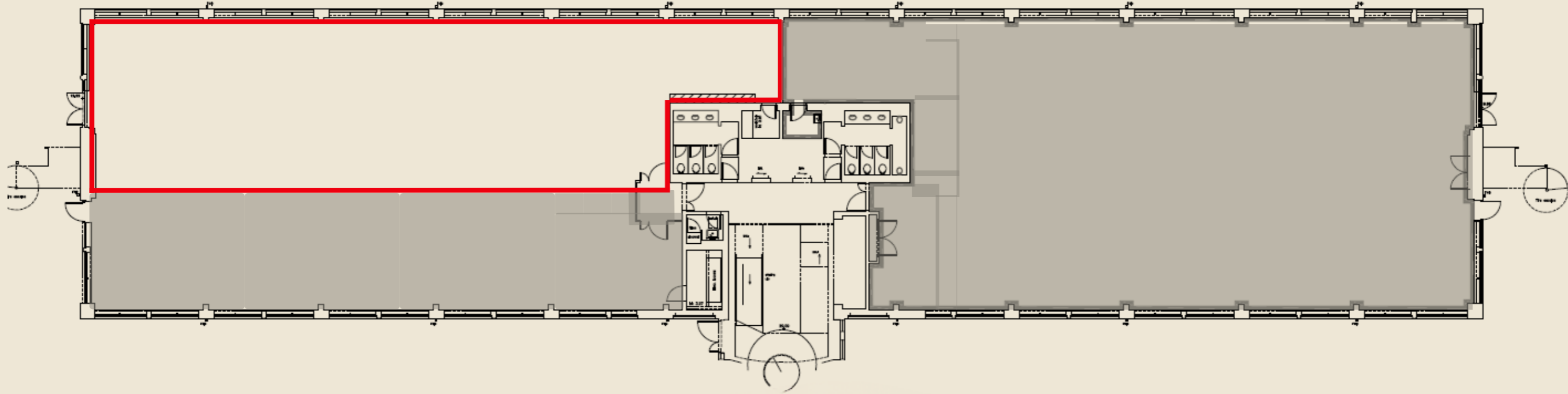


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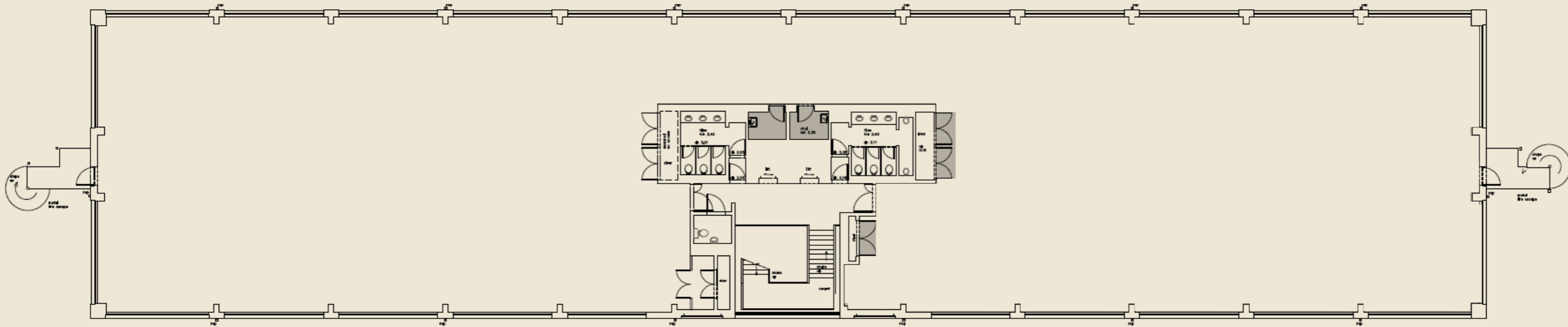


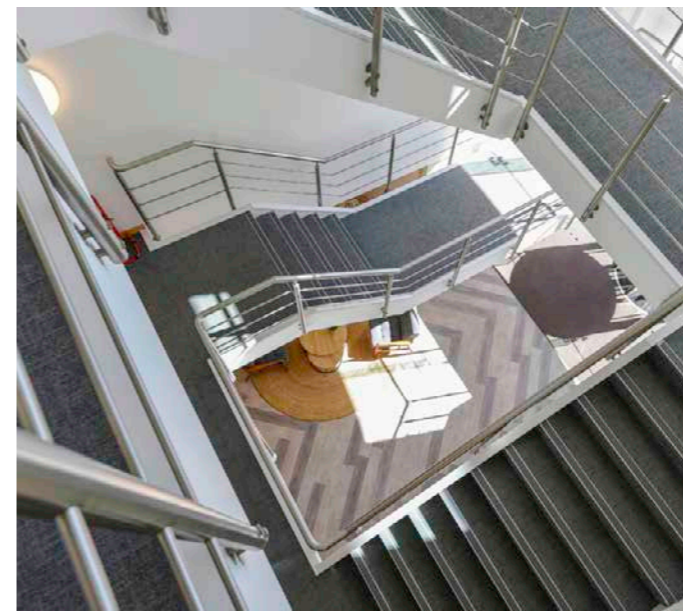
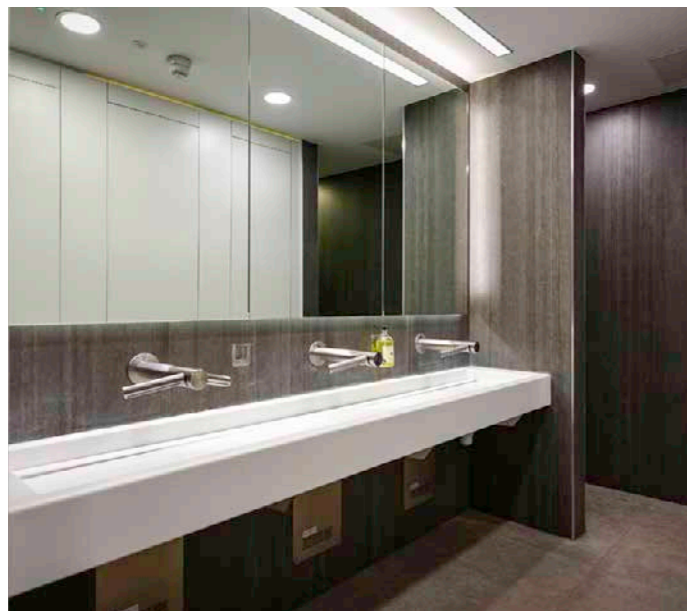
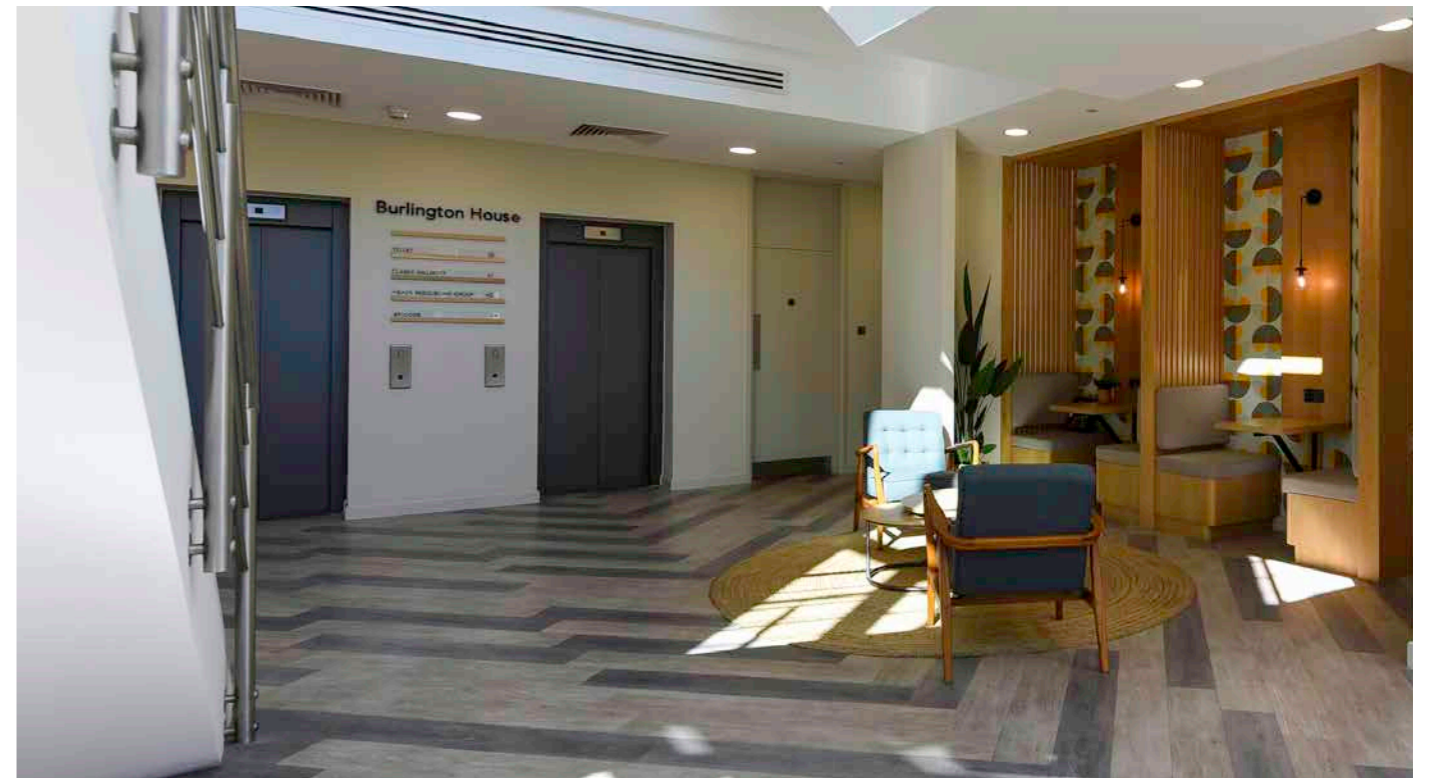
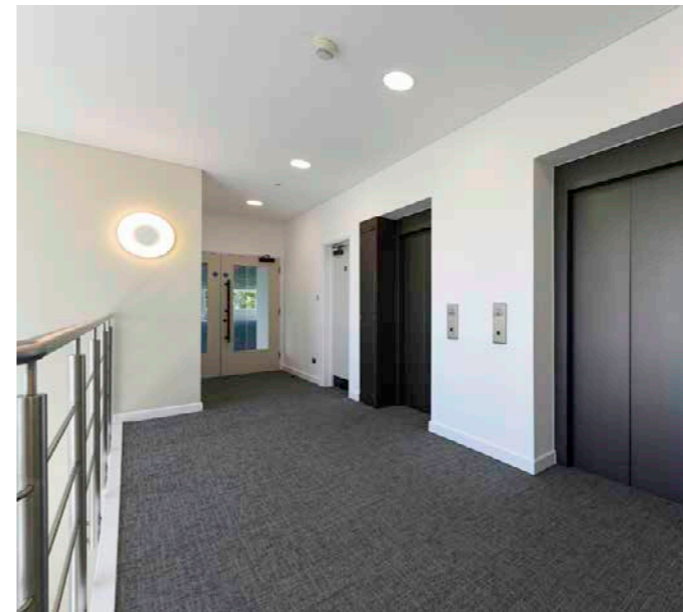
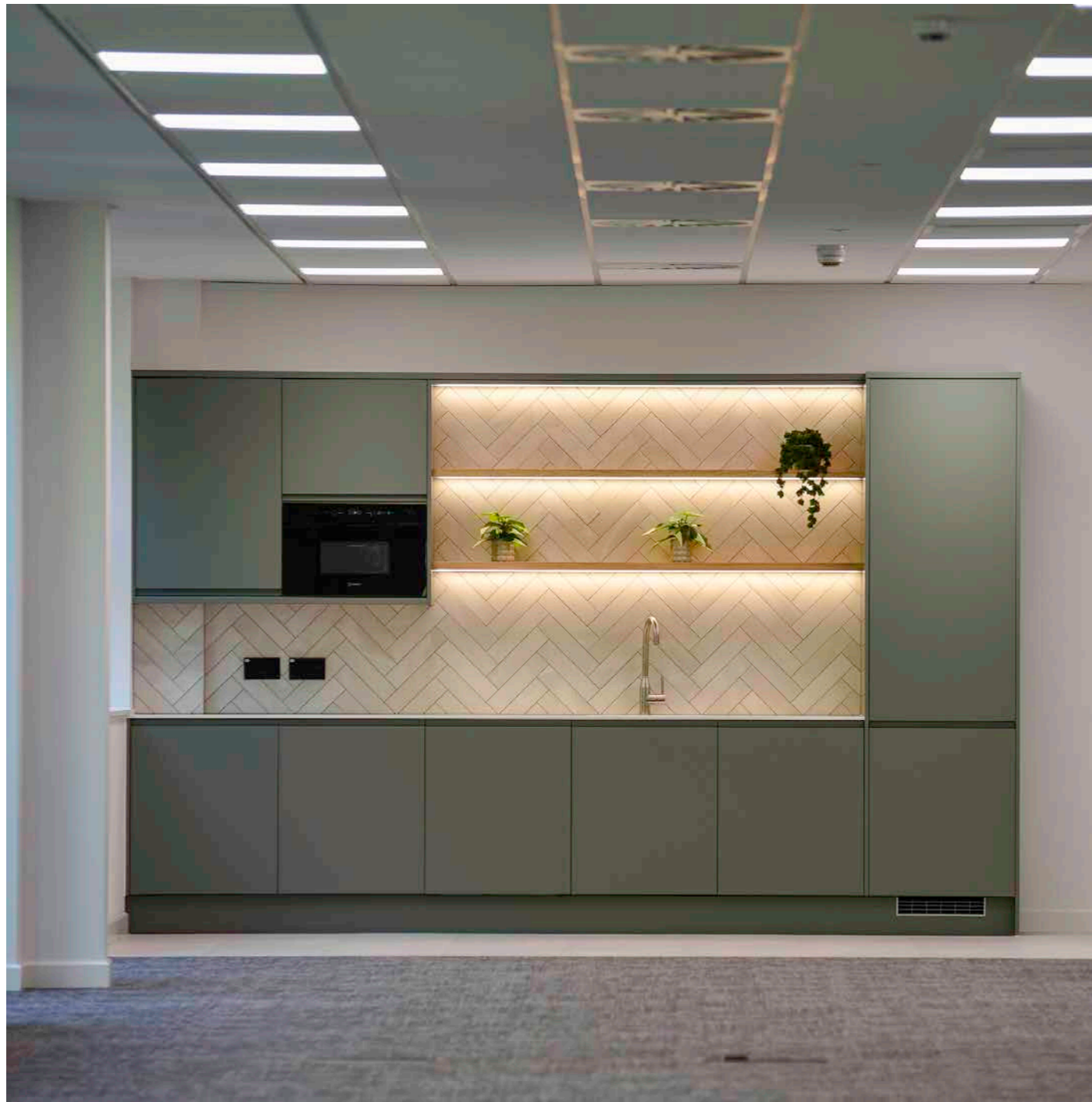
# FLOOR PLANS

## GROUND FLOOR



## SECOND FLOOR







# BURLINGTON HOUSE

## VIEWING & FURTHER INFORMATION:



**RUSSELL MOGRIDGE**

07815 737 175  
rmogridge@vailwilliams.com

**ALICE MASTERMAN**

07393 235709  
amasterman@vailwilliams.com



**STEVEN WILLIAMS**

023 8202 2170  
07761 082 986  
steven.williams@realest.uk.com



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