



HEDGE END
BUSINESS CENTRE

TO LET

**TWO STOREY CLASS E
BUSINESS PREMISES**

438 SQ FT // 40.67 SQ M

**BOTLEY ROAD, HEDGE END
SOUTHAMPTON, HAMPSHIRE, SO30 2AU**

SUMMARY

- Prime business location in Hampshire, close to major transport links via J7 (M27 and M3 motorways)
- Competitive service charge
- Nearby retail park with shops, cafes, and restaurants
- Excellent public transport links, including nearby train stations and bus routes



LOCATION

Hedge End is strategically located on the M27 between the major conurbations of Southampton and Portsmouth. The Business Centre is situated in the established commercial area of Botley Road in Hedge End.

NEARBY AMENITIES

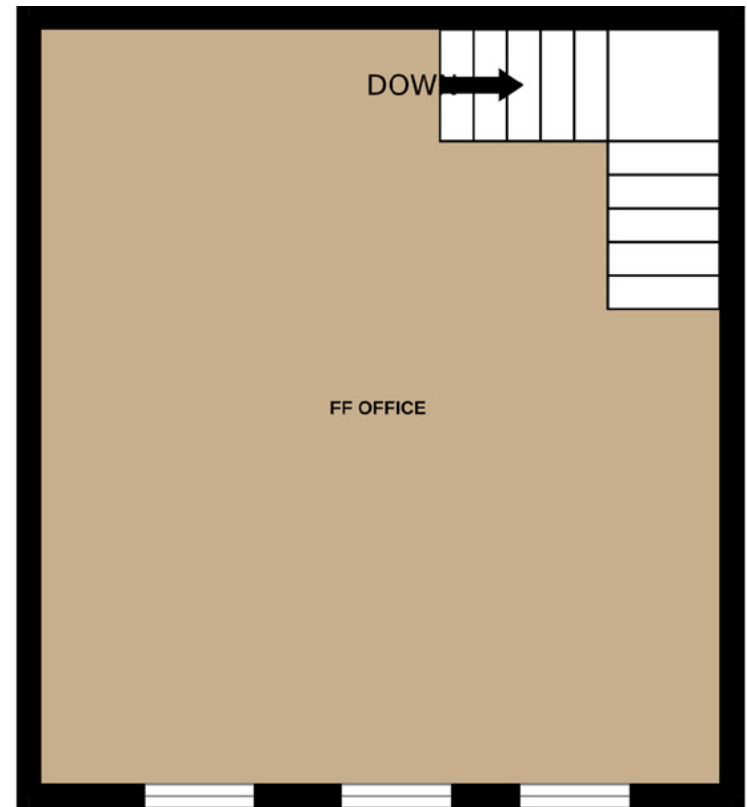
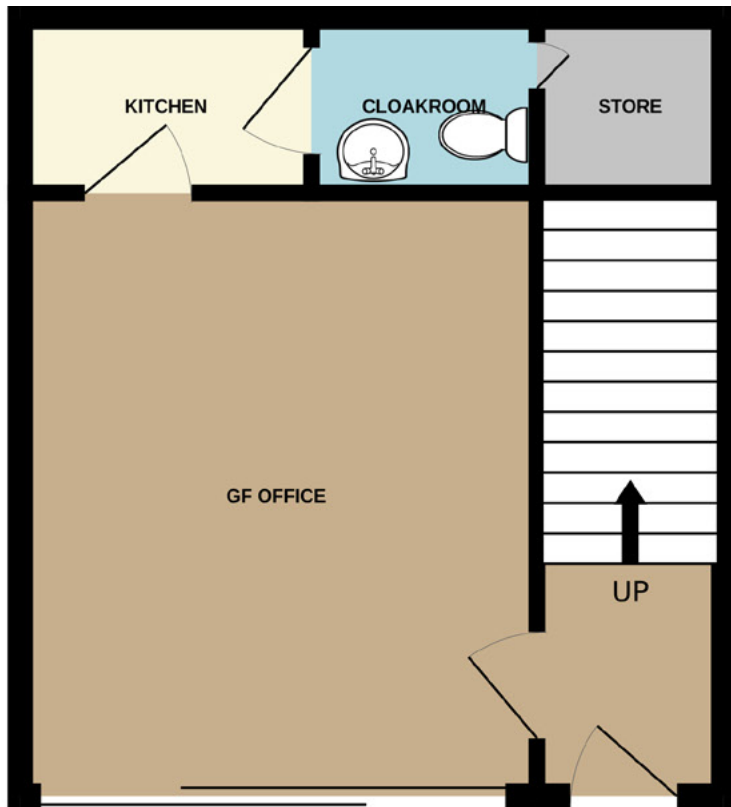
Sainsbury's **COSTA**

KFC  **McDonald's**

MARKS &
SPENCER

TESCO
Express







DESCRIPTION

Hedge End Business Centre comprises two terraces of offices arranged around a brick paved central courtyard. The buildings have brick elevations (the left hand block being part rendered) under pitched slate roofs.

Unit 6 is a two-storey unit within the right hand block and benefits from, Air conditioning to First Floor, LED Lighting, Wood effect laminate flooring, WC and Kitchenette.

ACCOMMODATION

Unit	sq m	sq ft	Rent per annum	Rateable Value	Parking	EPC Rating
6	40.67	438	£9,200	£8,600 (from 1.4.26)	2	E - 125

The above rent is exclusive of business rates, VAT, service charge and insurance premium payable.

LEASE

The premises are available to let from 24th December 2026, by way of a new full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews. An earlier occupation date may be possible subject to agreement.

PLANNING

The premises currently benefit from Class E planning permission - commercial, business & service uses for example: office, retail, clinics and beauty.

BUSINESS RATES

Please see table above

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions). For business rates enquiries please contact Eastleigh Borough Council.

SERVICE CHARGE

Each occupier is responsible to pay a proportion towards the service charge for the estate and for the year from 1st October 2025 to 30th September 2026 the estimated figures are as follows.

Unit 6: £493.41 exclusive of VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

VIEWING

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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