



SECOND FLOOR BURLINGTON HOUSE BOTLEIGH GRANGE, HEDGE END SOUTHAMPTON, SO30 2AF

OFFICE TO LET

5,417 TO 10,835 SQ FT (503.26 TO 1,006.60 SQ M)



**Vail
Williams**

Summary

Modern Open Plan Office Suites

Available Size	5,417 to 10,835 sq ft
Rent	£24 per sq ft
Business Rates	N/A
Service Charge	£4.85 per sq ft approximately
EPC Rating	B (50)

- Prestige landscaped office campus
- Comfort cooling and heating
- Light and airy
- Single floor plate
- Professionally managed office building and estate
- 22 allocated parking spaces
- Close to J7 M27 & Village amenities
- Lift access

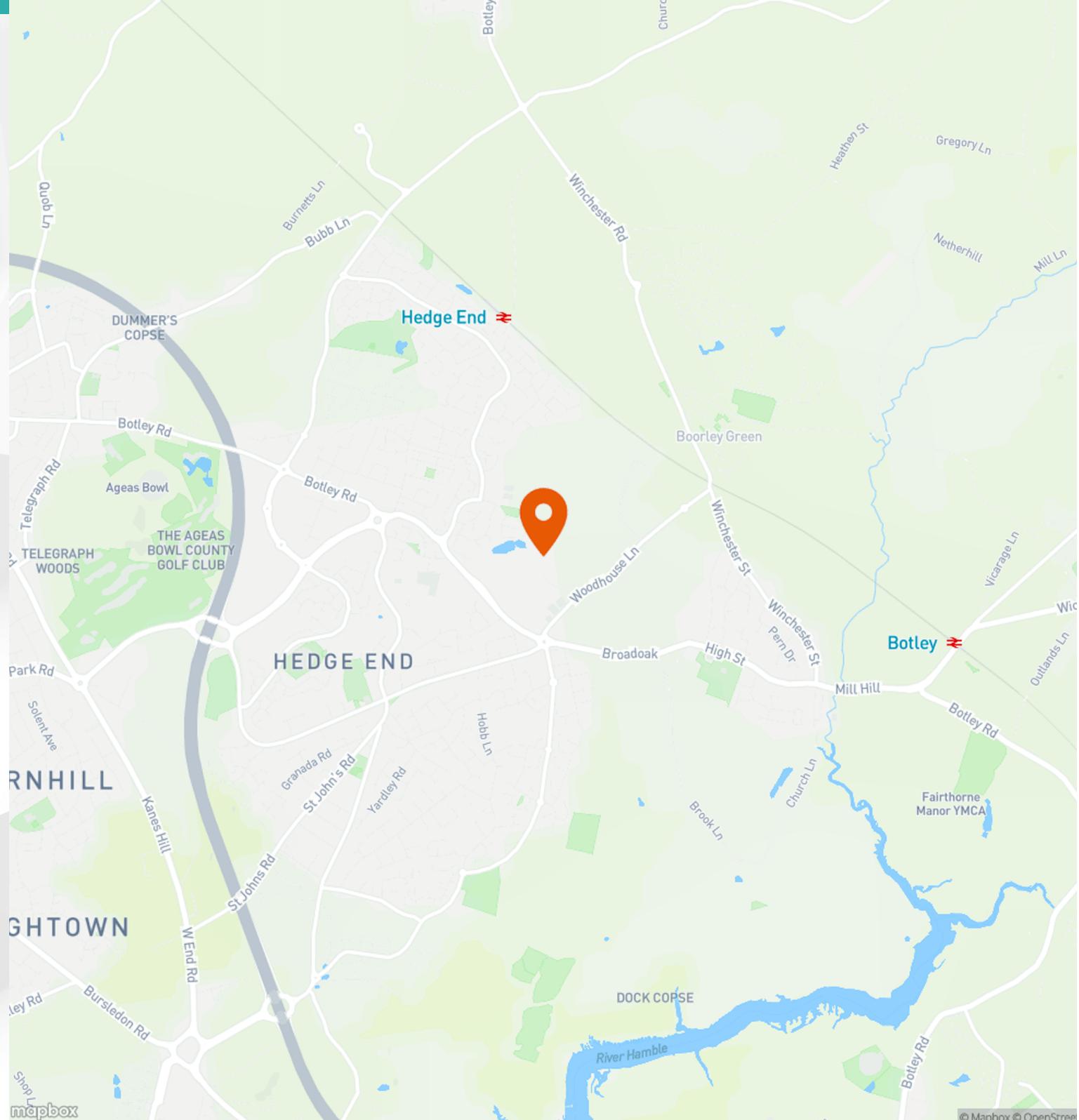


Location



Second Floor Burlington House Botleigh Grange, Hedge End Southampton, SO30 2AF

Burlington House is situated on the prestigious Botleigh Grange office campus conveniently located 1.25 miles from Junction 7 of the M27 and under a mile from the retail park including Marks & Spencer's and Sainsburys, Curry's, TK Maxx and Next. Hedge End and Botley villages are all within a mile.





BURLINGTON HOUSE

*clarke willmott

paragon

PUREGYM

WILDEFERN

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Further Details

Description

Burlington House comprises a purpose built three storey office building with a superb point of arrival with double height entrance lobby with stairs and two passenger lifts leading to the top floor.

There is a dedicated outside seating area. The office suite has excellent natural light and floor to ceiling height, giving a spacious feel, overlooking landscaping. The unit can be split to form two circa 5,000 sq ft units.

There are male and female WCs with showers on each floor. The suite is on the east side of the second floor with its own entrance.

The office suites benefit from the following amenities:-

- Access raised floors;
- Comfort cooling/heating;
- Suspended ceilings with recess lighting;
- Large opening windows around the perimeter;
- 2.75 metre floor to ceiling heights.

Other occupiers in the building include Clarke Wilmott Solicitors , Eficode & Heads Resourcing Group . Elsewhere at Botleigh Grange the following business' are located , Trethowans Solicitors, Eric Robinson, Gleeds, Currie & Brown , Vistage, DHL, Lloyds Bank , Towergate insurance

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - East	5,417	503.26	Available
2nd - West	5,418	503.35	Available
Total	10,835	1,006.61	

Terms

A new full repairing and insuring lease is available on flexible terms at a rent of £24 per sq ft. There is a service charge.

Legal Costs

Each party to pay their own legal costs.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Russell Mogridge

rmogridge@vailwilliams.com

07815 737175

02392203200



Alice Masterman

amasterman@vailwilliams.com

07393 235709



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Williams**

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