



**GROUND FLOOR SUITE B - BURLINGTON HOUSE, HEDGE  
END, SO30 2AF**

OFFICE TO LET

3,200 SQ FT (297.29 SQ M)



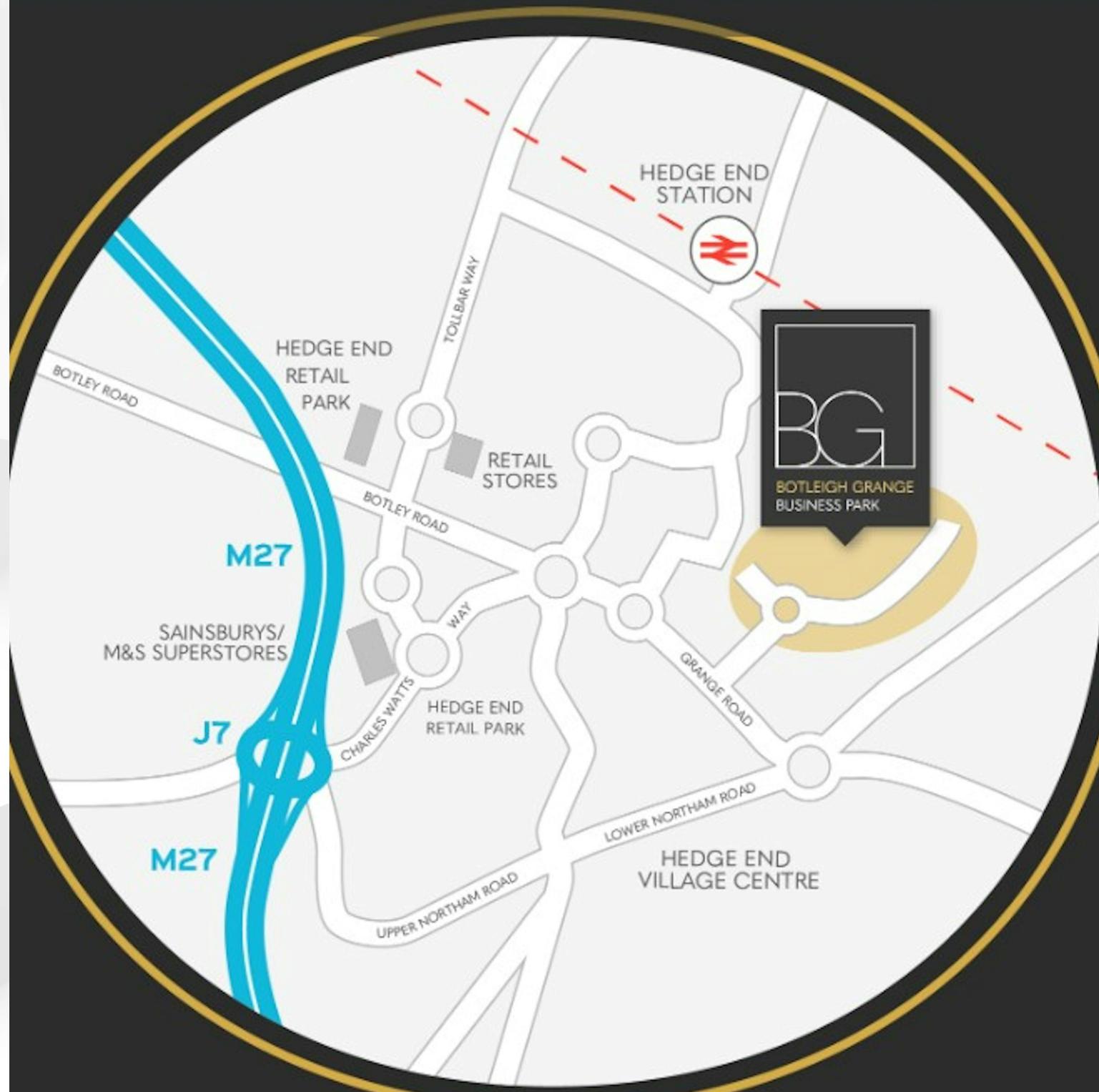
**Vail  
Williams**

# Summary

## GROUND FLOOR REFURBISHED OFFICE - TO LET

Available Size	3,200 sq ft
Rent	£76,800 per annum
Business Rates	Occupiers are advised to make their own enquiries to Eastleigh Borough Council.
Service Charge	£16,533 per annum
EPC Rating	B

- Single floor plate
- Open plan with cellular offices
- Kitchen to be fitted
- Raised access floors
- Comfort cooling & heating
- Bi-fold doors to patio
- Close to J7 M27 & Village amenities



# Location

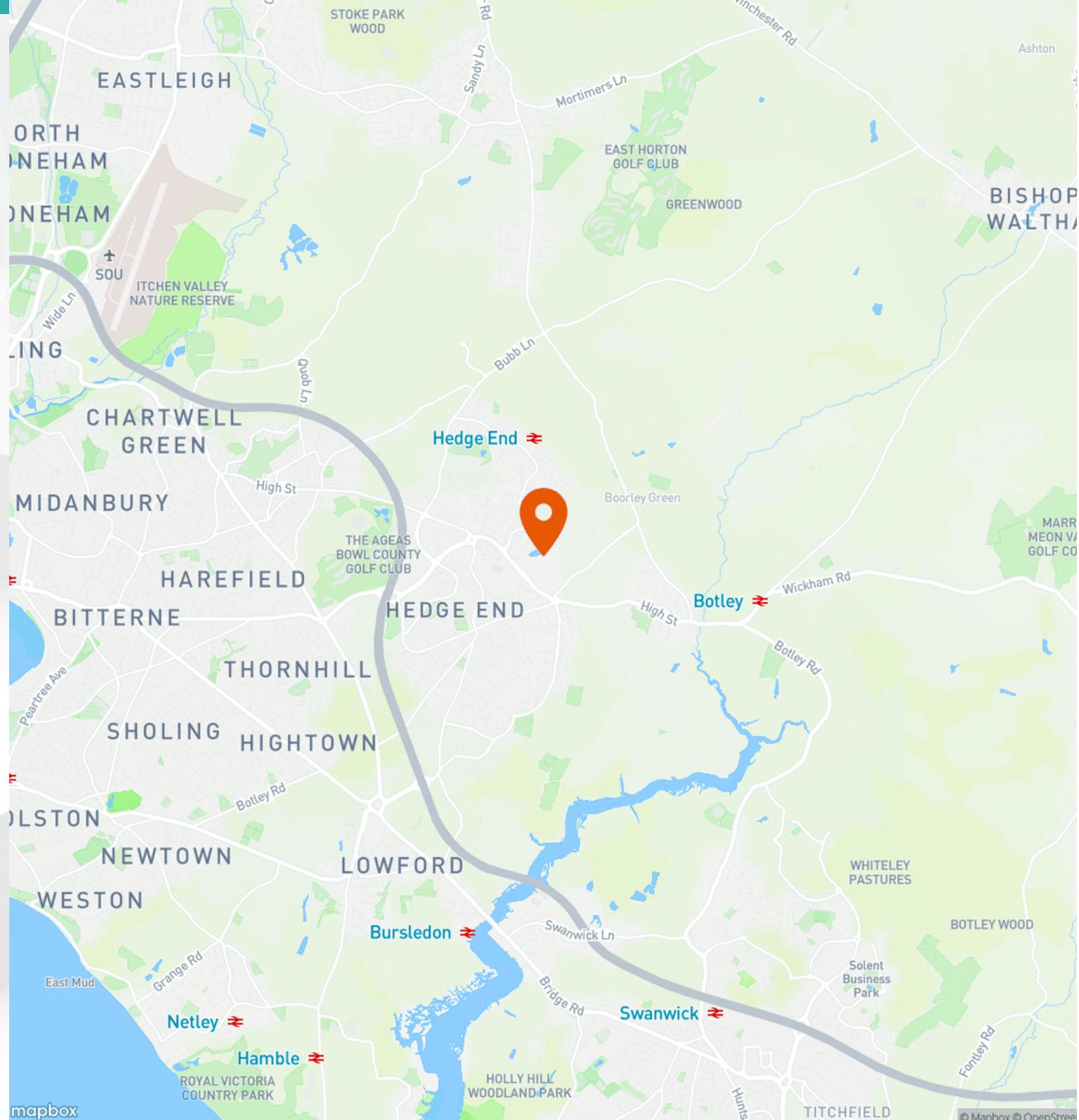


**Ground floor Suite B -  
Burlington House, Botleigh  
Grange, Hedge End, SO30 2AF**

Businesses at Botleigh Grange Office Campus are in the perfect location to thrive. They love the beautiful environment – and the convenient motorway (J7, M27), 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.

Botleigh Grange Hotel & Spa is on site providing hotel rooms, restaurant and conference facilities.

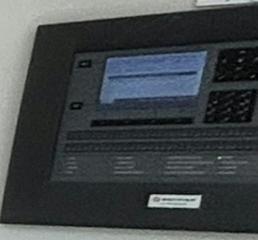


Burlington House

TO LET 32  
MARK WILLIAMS 01  
HEADS RESOURCING GROUP 45  
EPICODE 6+

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# Further Details

## Description

A ground floor office suite with in a 3 storey office building , with shared triple height entrance foyer with business lounge , toilets and shower and 14 car spaces.

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.

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

## Terms

A new FRI lease on flexible terms is available

## Rent

£76,800 per annum exclusive, payable quarterly in advance exclusive of service charge business rates, utilities and VAT.

## 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.

## Legal Costs

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

## 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



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**Vail  
Williams**

[View on our website](#)