



**GROUND FLOOR JELlicoe HOUSE BOTLEIGH GRANGE
OFFICE CAMPUS, SOUTHAMPTON, SO30 2AF**

OFFICE TO LET

2,937 SQ FT (272.86 SQ M)

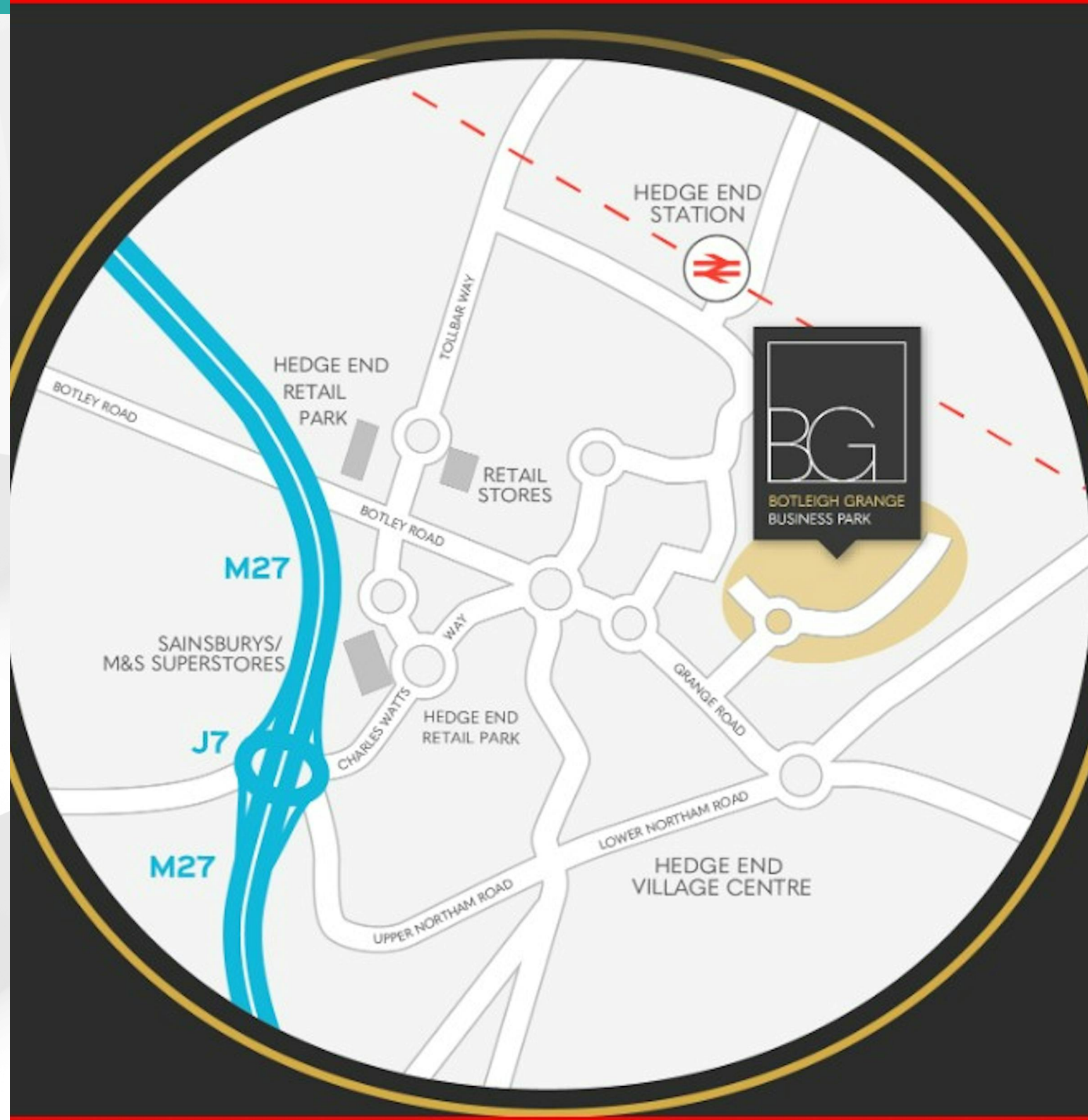


Summary

GROUND FLOOR REFURBISHED OFFICE SUITE - TO LET

Available Size	2,937 sq ft
Rent	£67,551 per annum
Business Rates	Estimated at £20,500 pax. Occupiers are advised to make their own enquiries of Eastleigh Borough Council
Service Charge	£21,000 per annum Approximate cost for service charge
EPC Rating	C (75)

- Single floor plate
- Open plan with meeting room
- Fitted kitchen
- Raised access floors
- Comfort cooling & heating
- Close to J7 of the M27 and village amenities
- 15 Allocated parking spaces



Location



**Ground Floor Jellicoe House
Botleigh Grange Office
Campus, Grange Drive,
Southampton, 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.





Further Details

Description

The ground floor office suite is situated within Jellicoe House, a 2 storey office building, with shared entrance foyer, toilets and shower and comes with 15 car parking spaces.

The office suite has excellent natural light and floor to ceiling height,with a newly fitted kitchen and meeting room and LED lighting giving a spacious feel, overlooking landscaping.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - West Wing	2,937	272.86	Available
Total	2,937	272.86	

Terms

A new FRI lease on flexible terms is available, with an asking rent of £67,551 per annum exclusive, payable quarterly in advance exclusive of service charge business rates, utilities and VAT.

Viewings

Strictly by prior appointment via the joint sole agents, Vail Williams and Realest:

Russell Mogridge: 07815 7371750

Alex Gauntlett: 07584 657826

Alice Masterman: 07393 235709

Steve Williams (Realest): 07761 082986

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.

Legal Costs

Each party to bear their own legal costs.



Enquiries & Viewings



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**Vail
Williams**

[View on our website](#)