

MODERN OFFICES TO LET 2,553 - 10,835 SQ FT



BOTLEIGH GRANGE
BUSINESS PARK
HEDGE END SO30 2AF



EPC RATINGS
A - C



GREEN
SPACE



EV CHARGING
POINTS



REGO
ELECTRICITY



SECURE CYCLE
STORAGE



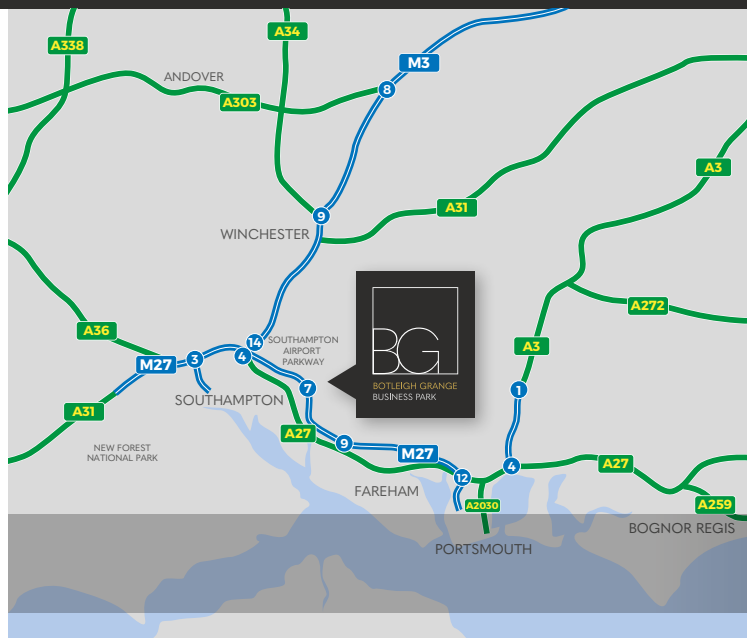
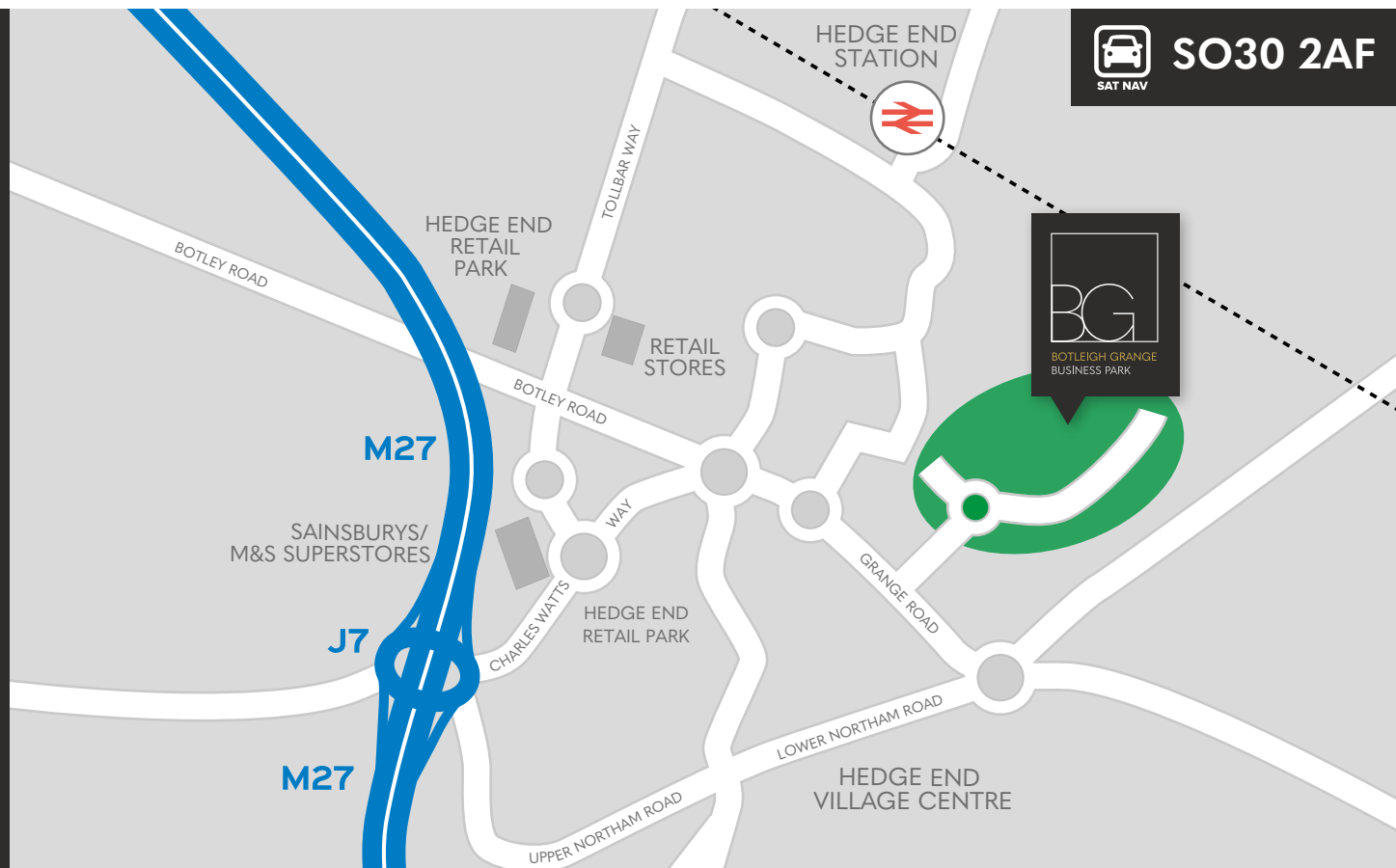
VRF AIR
CONDITIONING



[BOTLEIGHGRANGBUSINESSPARK.CO.UK](https://botleighgrangebusinesspark.co.uk)

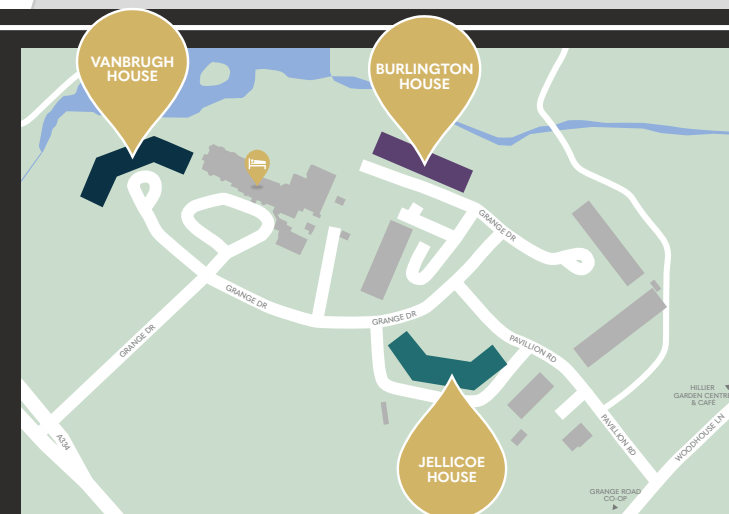
POSITIONED FOR GROWTH

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.



TRAVEL TIMES

	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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VANBRUGH HOUSE



Vanbrugh House is set within the wonderful grounds of the Botleigh Grange Office Campus and is located a short distance from J7 of the M27. The first floor has two available office spaces measuring 2,553 and 5,892 sq ft. They provide modern open plan accommodation including air conditioning. Each office space also comes with a generous portion of car parking spaces located adjacent to the building.

ACCOMMODATION

FIRST FLOOR	SQ FT	SQ M
WEST	5,892	547.3
FRONT (CAT A+)	2,553	237.2

Approximate NIA

KEY FEATURES

- Fully refurbished
- New air conditioning
- Raised access floors
- Suspended ceilings with recessed LED smart lighting
- Parking ratio of 1:210 sq ft

GREEN CREDENTIALS

- EPC rating C
- REGO electricity
- EV charging points
- Secure cycle storage
- Showers
- Green Space



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FULLY-FITTED SPACE AT VANBRUGH HOUSE



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NEW FULLY-FITTED OFFICE AT VANBRUGH HOUSE



- 2,553 sq ft
- Fully furnished
- Raised access floors
- 30 desks
- Fast broadband
- 15 parking spaces
- Cat A+ space
- Newly refurbished
- EV charging
- LED lighting



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BURLINGTON HOUSE



CLICK FOR
360° VIRTUAL TOUR

Burlington House is set within the wonderful grounds of the Botleigh Grange Office Campus, located a short distance from J7 of the M27. The Grade A Suite is located on the second floor, accessed through a shared reception area. It provides modern open plan accommodation including air conditioning. The building provides high quality modern washrooms and shower facilities.

ACCOMMODATION

2 ND FLOOR	SQ FT	SQ M
GRADE A SUITE	10,835	1,006

KEY FEATURES

- ☐ Air conditioning
- ☐ Raised access floors
- ☐ 48 allocated car parking spaces
- ☐ WCs and shower
- ☐ Suspended ceilings with recessed LED smart lighting
- ☐ Kitchen
- ☐ Server Room with data cabling throughout (untested)
- ☐ Partitioned meeting rooms

GREEN CREDENTIALS

- ☐ EPC rating A



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VIEWING & FURTHER INFORMATION:



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