

BURLINGTON HOUSE

BOTLEIGH GRANGE BUSINESS PARK
HEDGE END • SOUTHAMPTON • SO30 2AF

GRADE A OFFICES TO LET 3,200 - 14,035 SQ FT*

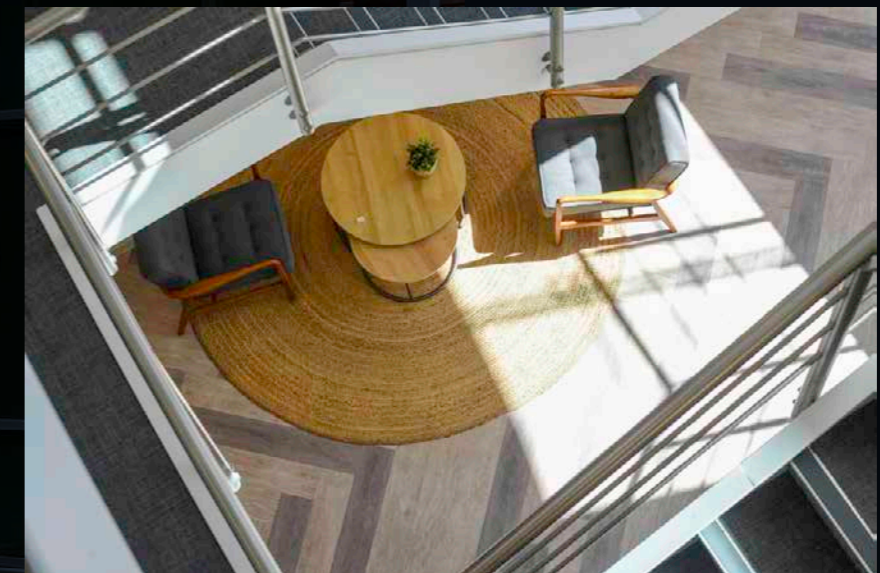
* IPMS3 and approximate





THE PERFECT LOCATION FOR YOUR BUSINESS TO THRIVE

Burlington House is set within the wonderful grounds of the Botleigh Grange Office Campus, located a short distance from J7 of the M27.





GROUND FLOOR GRADE A SUITE

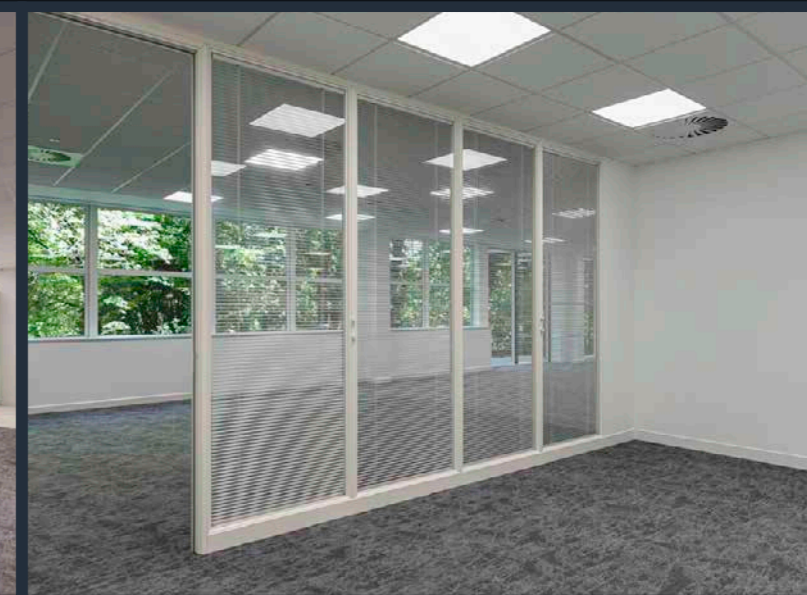
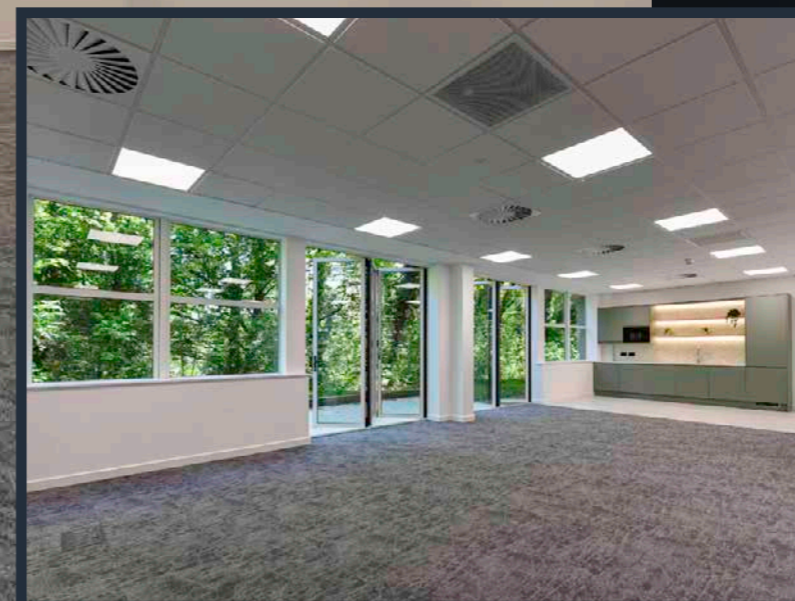
Designed to provide a modern and professional working environment, this impressive space offers bright, well-presented accommodation with excellent on-site amenities. The space includes two well-appointed meeting rooms, a newly fitted kitchen and breakout area, and patio doors opening directly onto a private outdoor space, ideal for informal meetings or staff breakout use. Finished to a high standard throughout, the suite offers an excellent combination of functionality, comfort, and professional appeal.

ACCOMMODATION

| GROUND FLOOR | SQ FT | SQ M |
|---------------|-------|------|
| GRADE A SUITE | 3,200 | 297 |

IPMS3 and approximate

**HIGH-QUALITY WORKSPACE
READY FOR IMMEDIATE OCCUPATION**



SECOND FLOOR GRADE A SUITE

Offering high-quality workspace in a professional business environment, this well-presented second floor suite provides approximately 10,835 sq ft of modern open plan accommodation with air conditioning throughout, with the option to split the floor to provide suites from circa 4,500 to 6,000 sq ft. Accessed via a shared reception area, the space benefits from excellent natural light together with high-quality communal washroom and shower facilities, creating an ideal setting for modern occupiers.

ACCOMMODATION

| SECOND FLOOR | SQ FT | SQ M |
|--------------------|---------------------|-------|
| GRADE A SUITE | 10,835 | 1,006 |
| SPLIT FLOOR OPTION | 4,500 - 6,000 SQ FT | |

IPMS3 and approximate



CLICK TO VIEW WEBSITE
AND VIDEO



DESIGNED FOR GROWTH...
FLEXIBLE SPACE, PREMIUM FINISH

LEADING THE WAY IN SUSTAINABILITY



BUILDING FEATURES



EPC rating
A



REGO
electricity



VRF Air
conditioning



Generous parking
ratio of 1:226



Raised access
floors



EV charging
points



Outdoor
amenity space



Energy efficient
LED lighting



Secure cycle storage



Premium WC and
shower amenities



POSITIONED FOR GROWTH

Businesses at Botleigh Grange Office Campus benefit from a highly desirable setting designed to support productivity and growth. The landscaped environment provides an attractive working atmosphere, while exceptional connectivity via Junction 7 of the M27 places the wider Solent corridor within easy reach.

The campus is also well served by public transport and air links, making it one of the region's best-connected business addresses. Hedge End village amenities are located within approximately 1 mile, with Hedge End Retail Park, the golf centre, and railway station all within 1.5 miles



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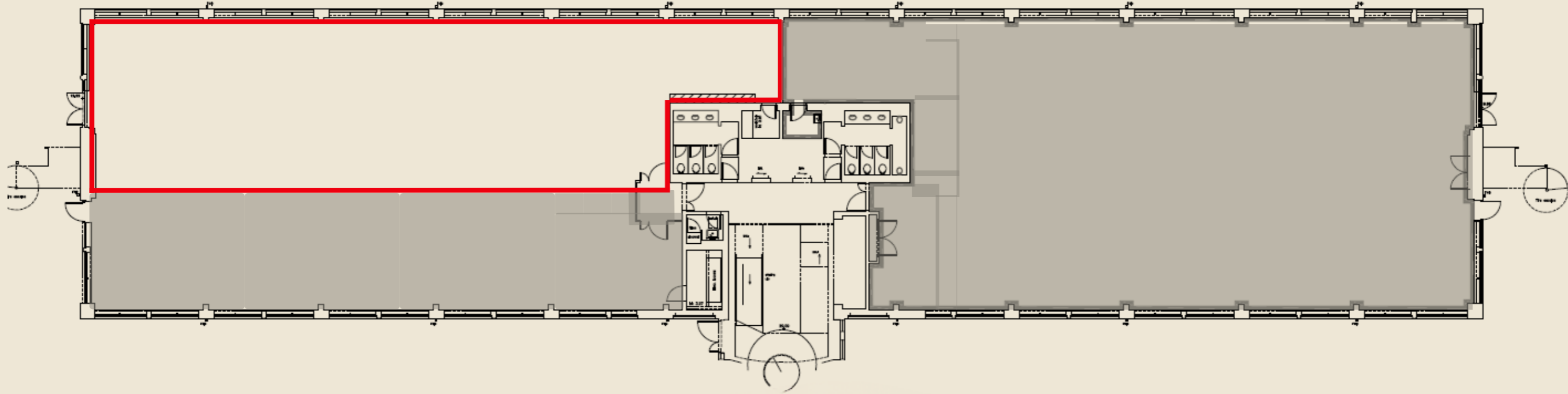
Botleigh Grange Business Park
Hedge End
Southampton SO30 2AF

| | | | |
|--|-------------|-----------|---------|
| | 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 |

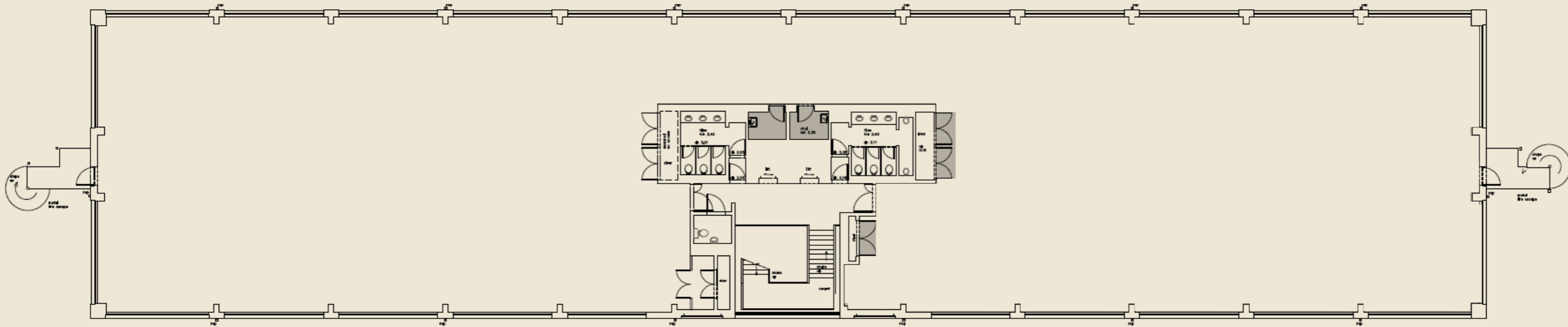


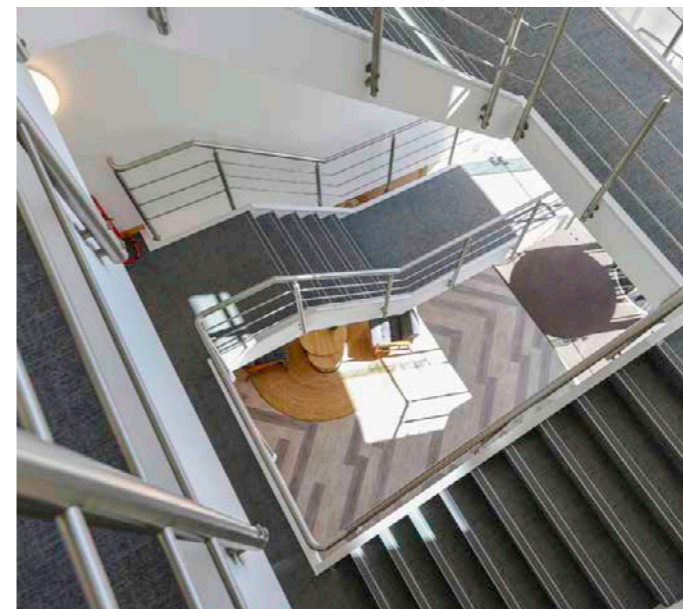
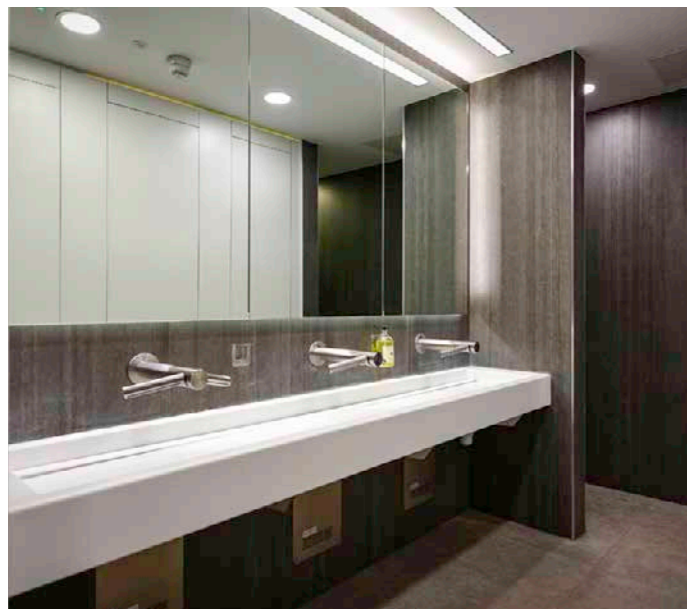
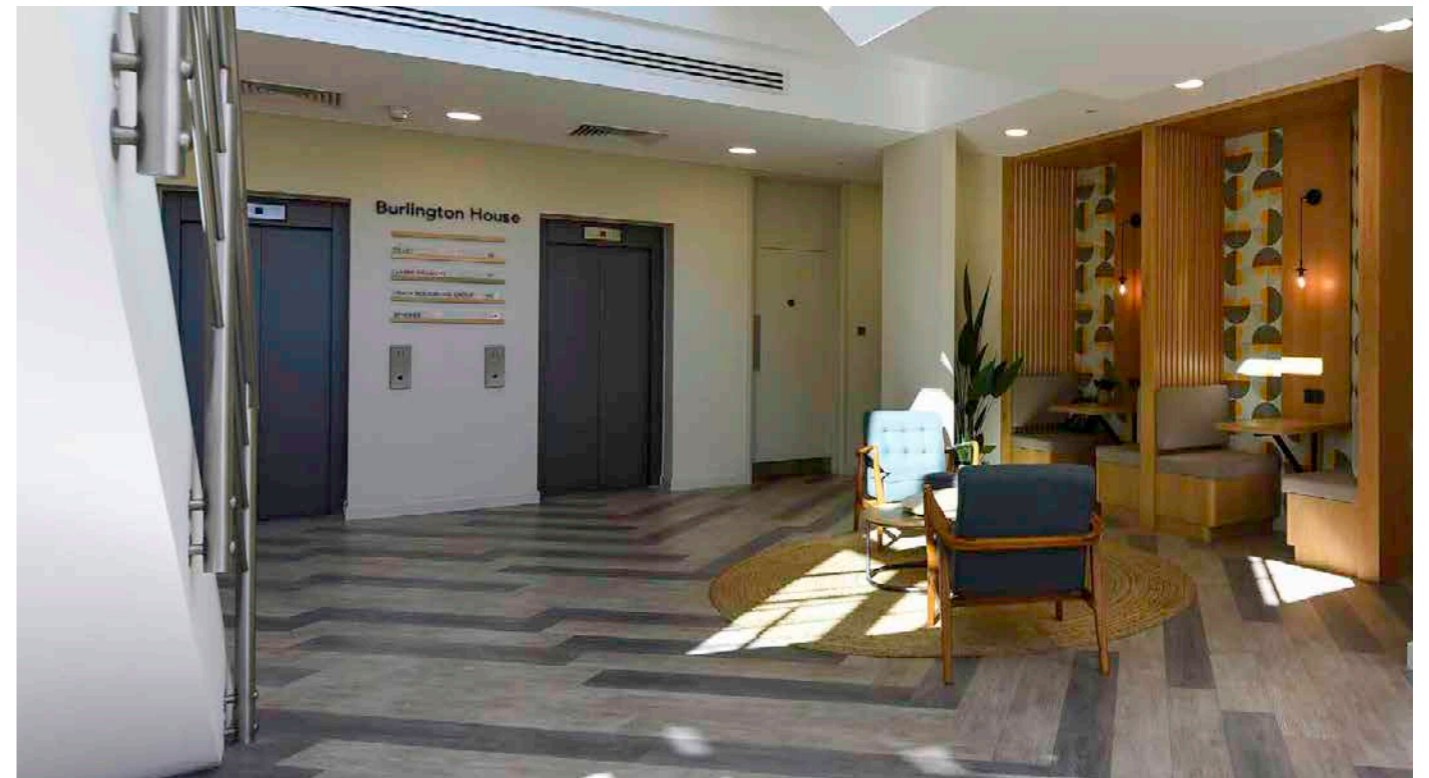
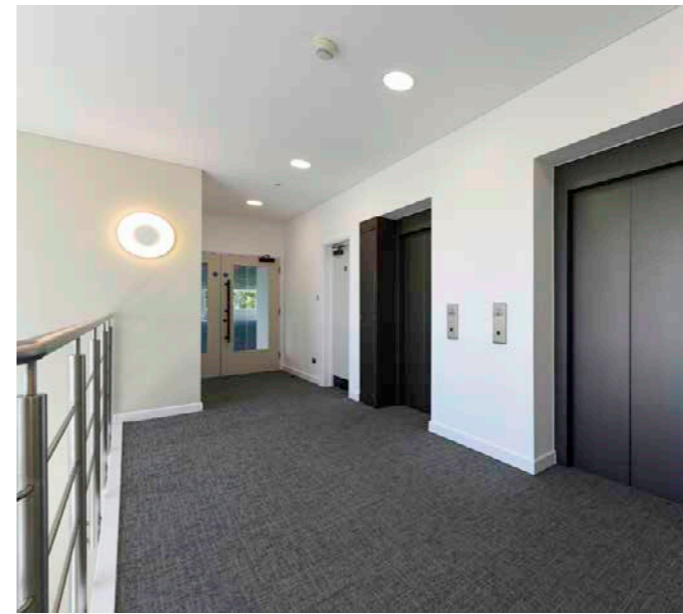
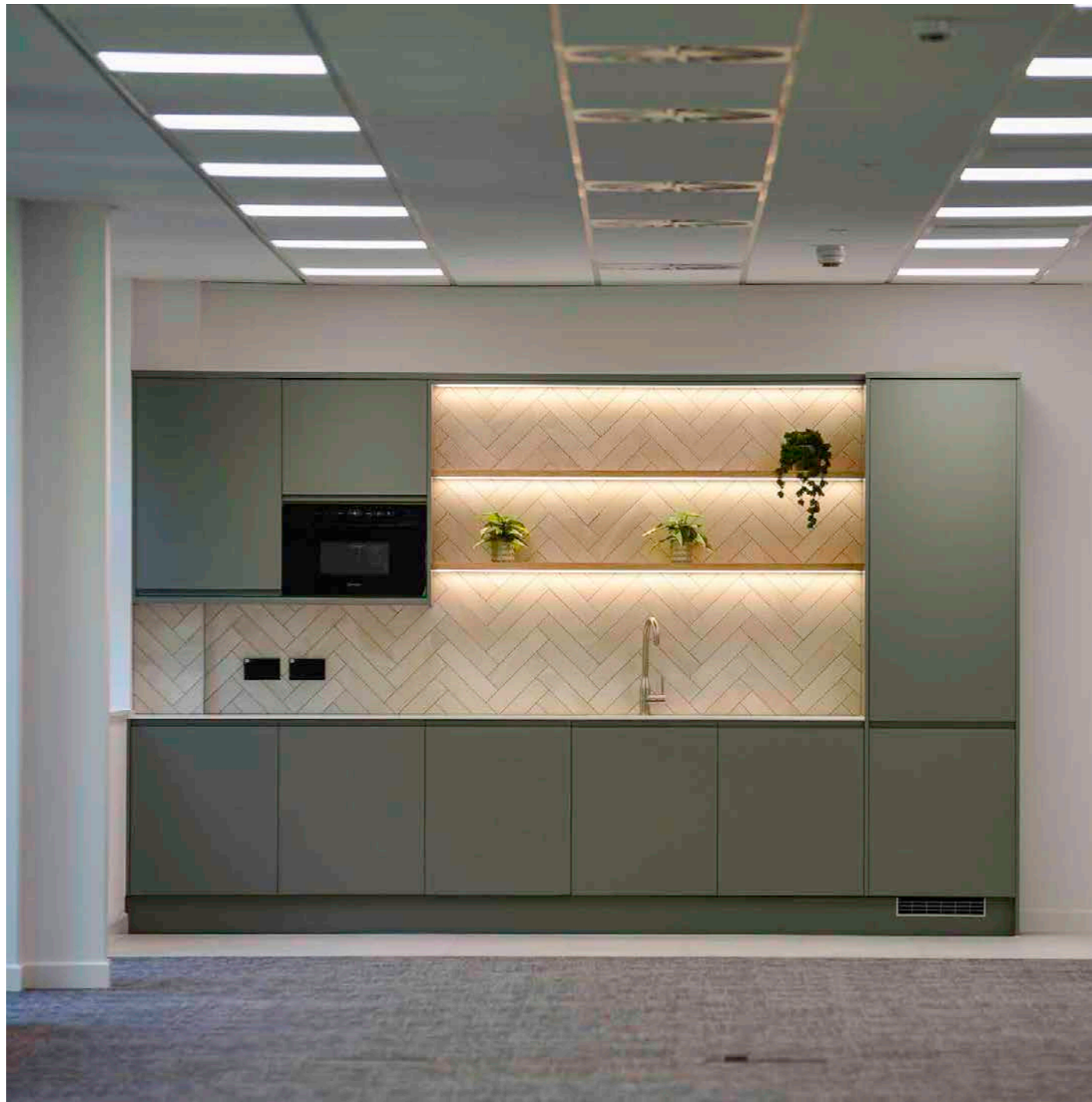
FLOOR PLANS

GROUND FLOOR



SECOND FLOOR







BURLINGTON HOUSE

VIEWING & FURTHER INFORMATION:



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