

# VANBRUGH HOUSE



BOTLEIGH GRANGE  
BUSINESS PARK  
HEDGE END SO30 2AF

**TO LET** | MODERN FIRST  
FLOOR OFFICE  
2,553 SQ FT

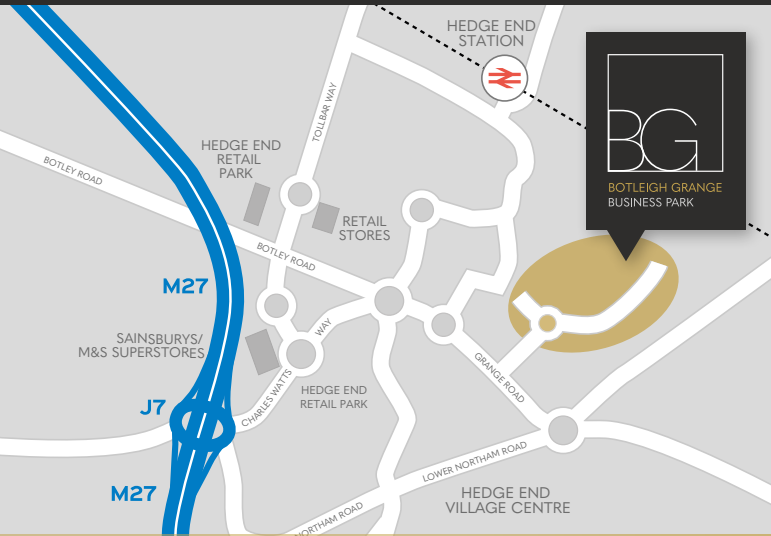
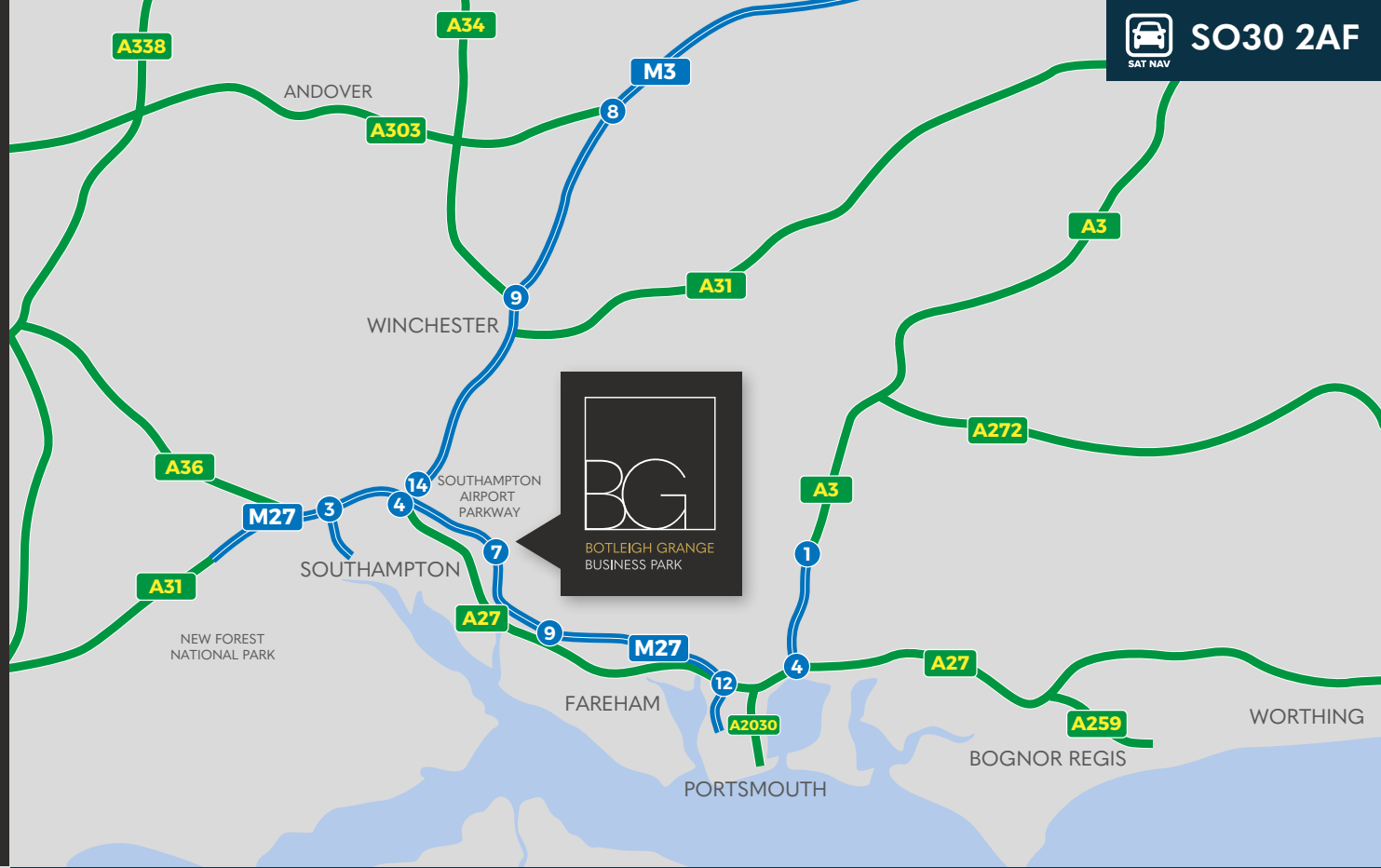


[BOTLEIGHGRANGETBUSINESSPARK.CO.UK](http://BOTLEIGHGRANGETBUSINESSPARK.CO.UK)



# 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). The 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	MILE	4	MINS	
	M27	2	MILES	8	MINS	
	SOUTHAMPTON AIRPORT/ PARKWAY	5	MILES	13	MINS	
	SOUTHAMPTON	6	MILES	17	MINS	
	M3	13	MILES	17	MINS	
	PORTSMOUTH	16	MILES	22	MINS	





### ACCOMODATION

FIRST FLOOR	SQ FT	SQ M
WEST	LET	LET
FRONT	2,553	237.2

Approximate NIA



EXCELLENT  
PARKING



GREEN  
SPACE



AIR  
CONDITIONING

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 one available office space measuring 2,553 sq ft, providing modern open plan accommodation including air conditioning. The space also comes with 11 car parking spaces located adjacent to the building.

### KEY FEATURES

- New central heating
- Raised access floors
- Suspended ceilings
- Recessed LED smart lighting
- Parking ratio 1:210 sq ft
- Fully refurbished with new air conditioning

### GREEN CREDENTIALS

- Showers
- Secure cycle storage
- REGO electricity
- EV charging coming soon
- EPC rating C







VIEWING & FURTHER INFORMATION:



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