MODERN OFFICES **TO LET**

2,553 - 10,835 SQ FT

BG

BOTLEIGH GRANGE
BUSINESS PARK
HEDGE END SO30 2AF

EPC RATINGS
A - C

GREEN
SPACE

EV CHARGING
POINTS

REGO
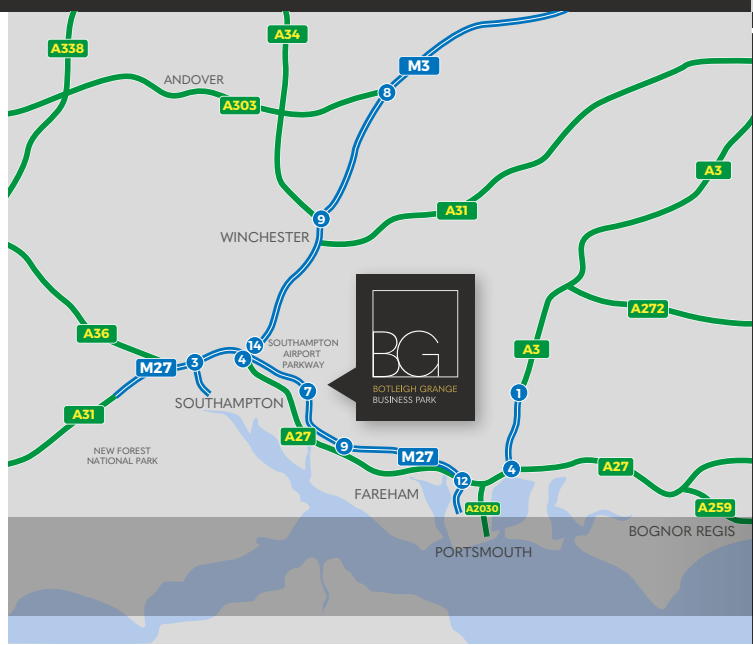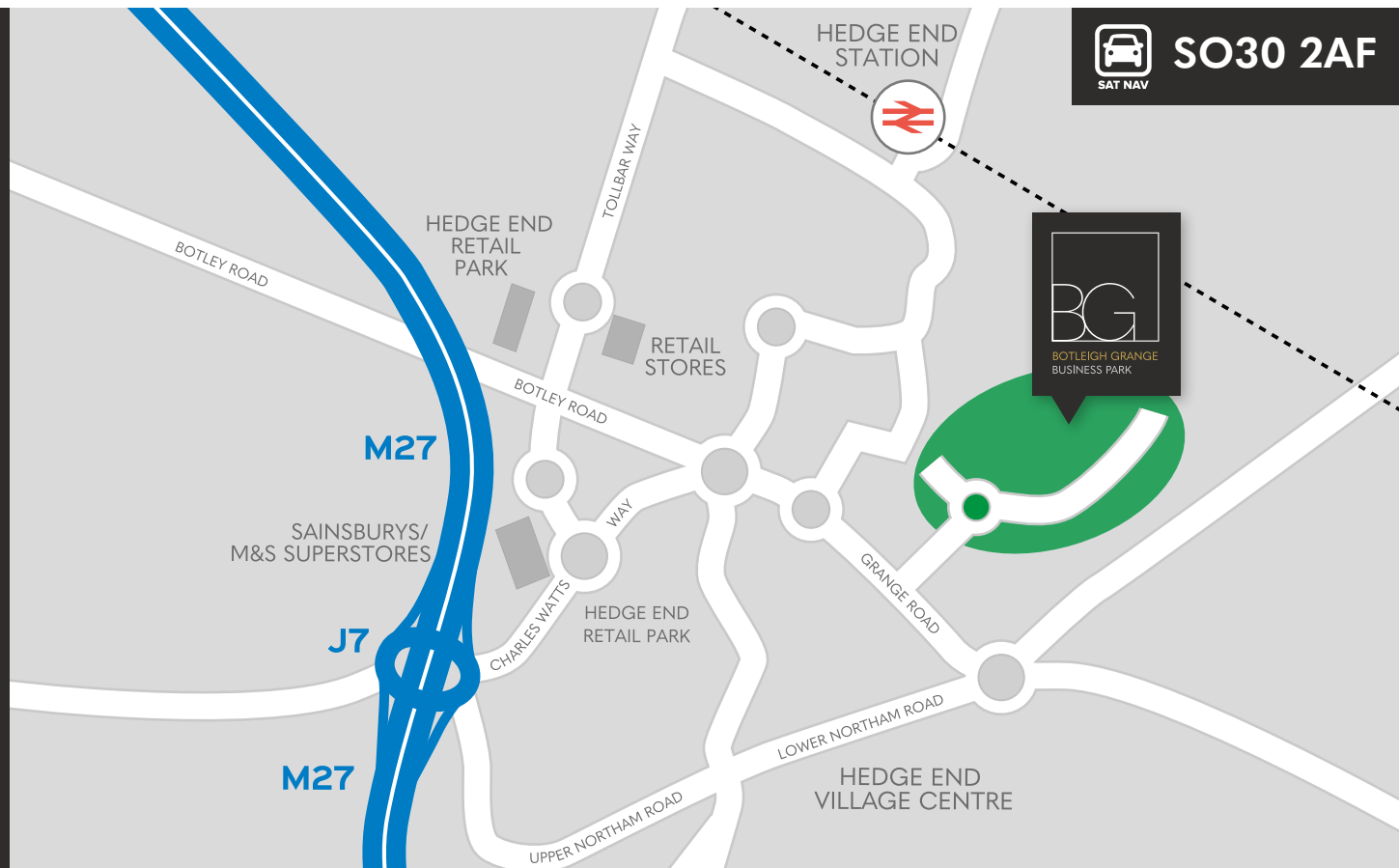ELECTRICITY

SECURE CYCLE
STORAGE

VRF AIR
CONDITIONING

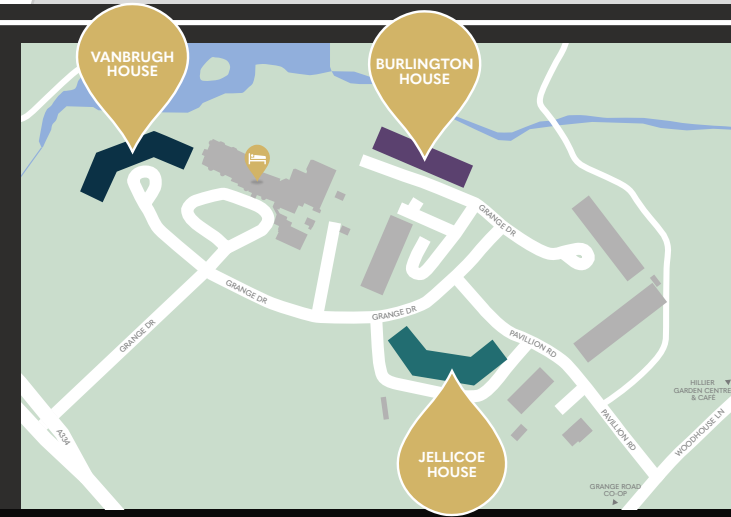BOTLEIGHGRANGEBUSINESSPARK.CO.UK

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.

Map labels (top map):
HEDGE END STATION
HEDGE END RETAIL PARK
RETAIL STORES
TOLLBAR WAY
BOTLEY ROAD
BOTLEY ROAD
M27
SAINSBURYS/ M&S SUPERSTORES
CHARLES WATTS WAY
HEDGE END RETAIL PARK
GRANGE ROAD
J7
M27
UPPER NORTHAM ROAD
LOWER NORTHAM ROAD
HEDGE END VILLAGE CENTRE
BG BOTLEIGH GRANGE BUSINESS PARK

Map labels (bottom-left regional map):
A338, A34, A303, M3, 8, ANDOVER, A31, A3, A272, A31, 9, WINCHESTER, A36, SOUTHAMPTON AIRPORT PARKWAY, 14, 3, M27, 4, 7, A3, 1, SOUTHAMPTON, A27, 9, M27, 4, A27, NEW FOREST NATIONAL PARK, 12, FAREHAM, A2030, A259, BOGNOR REGIS, PORTSMOUTH
BG BOTLEIGH GRANGE BUSINESS PARK

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	

Map labels (bottom-right site map):
VANBRUGH HOUSE
BURLINGTON HOUSE
JELLICOE HOUSE
GRANGE DR
GRANGE DR
GRANGE DR
PAVILION RD
PAVILION RD
WOODHOUSE LN
A334
HILLIER GARDEN CENTRE & CAFE
GRANGE ROAD CO-OP

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VANBRUGH HOUSE

CLICK FOR
360° VIRTUAL TOUR

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	LET	LET
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

WOODLAND WALK

BOTLEIGHGRANGEBUSINESSPARK.CO.UK

NEW FULLY-FITTED OFFICE AT VANBRUGH HOUSE

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

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BURLINGTON HOUSE

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

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

360°

CLICK FOR
360° VIRTUAL TOUR

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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JELLICOE HOUSE

Jellico House is set within the wonderful grounds of the Botleigh Grange Office Campus, located a short distance from J7 of the M27. The West Suite is located on the ground floor, accessed through a shared reception area. It provides modern open plan accommodation including comfort cooling system. The building provides high quality modern washrooms and shower facilities.

ACCOMMODATION

GROUND FLOOR	SQ FT	SQ M
WEST	2,937	273

CLICK FOR 360° VIRTUAL TOUR

KEY FEATURES

- ☐ Comfort cooling system
- ☐ Raised access floors
- ☐ Suspended ceilings with recessed LED smart lighting
- ☐ 15 car parking spaces
- ☐ Kitchen
- ☐ Partitioned meeting room

GREEN CREDENTIALS

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

VIEWING & FURTHER INFORMATION:

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