



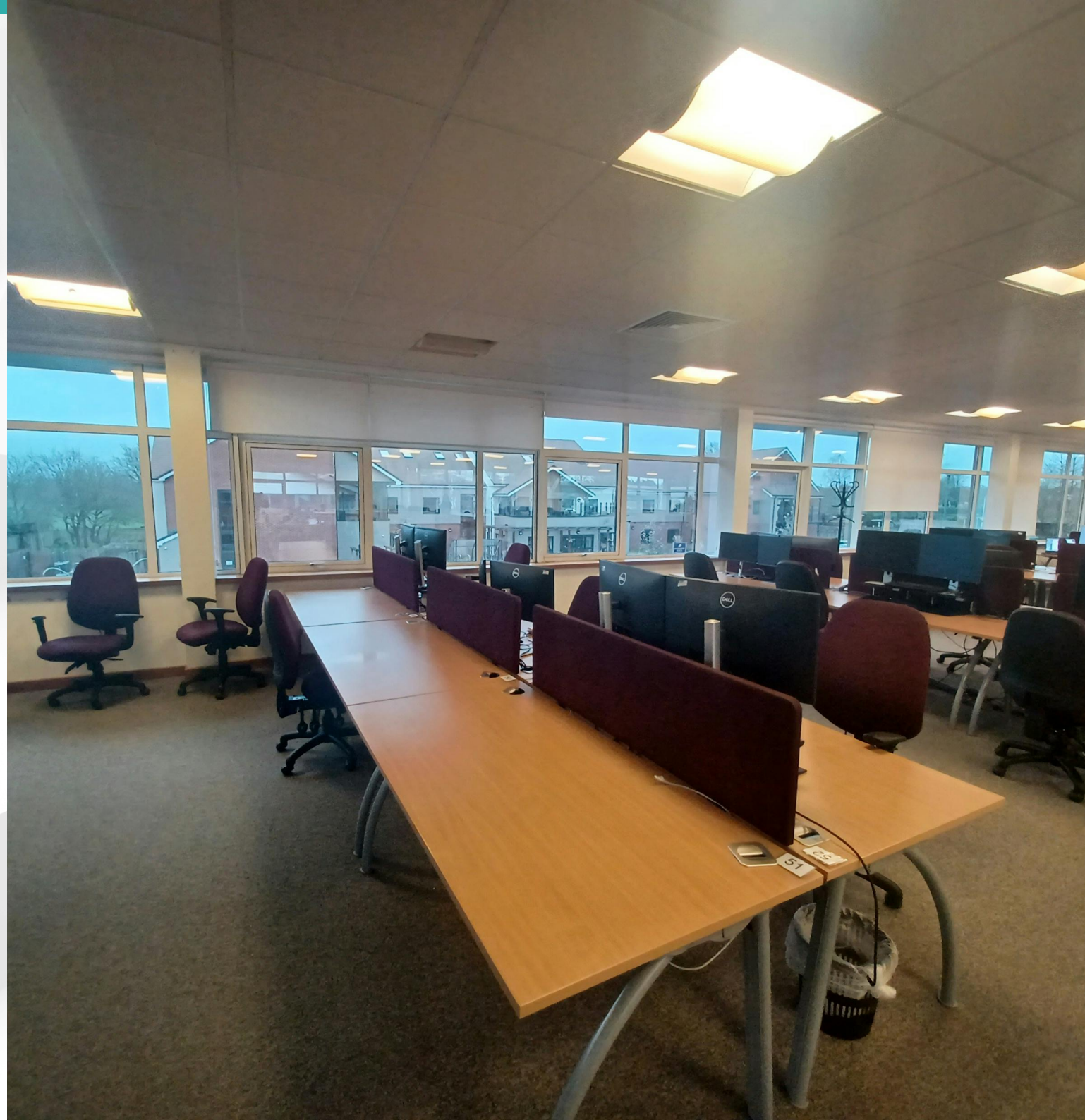


# Summary

## MODERN OFFICE SPACE - TO LET

Available Size	6,576 sq ft
Rent	£131,500 per annum
Service Charge	A service charge is payable - full details to follow.
EPC Rating	A (23)

- Part First Floor
- Open plan
- Raised floor
- Air conditioning
- Shared reception
- Shared WCs
- 26 parking spaces





# Location



**Part First Floor, The Pavilion  
Botleigh Grange,  
Southampton, SO30 2DF**

The Pavilion is located at Botleigh Grange office campus which sits some 4 miles north-east of Southampton. The Hedge End retail park is situated within 1 mile and there are excellent links to junction 7 of the M27.







TETHOWANS





# Further Details

## Description

The Pavilion comprises a purpose built 2 storey office building in the heart of the very well established Botleigh Grange Office Campus. Built in 2009 The Pavilion offers modern office accommodation with ample parking. The available accommodation is located on the first floor of the east wing.

## Viewings

Strictly by appointment through the sole agent.

## Terms

A new lease to be negotiated direct with the Head Lessor.

## VAT

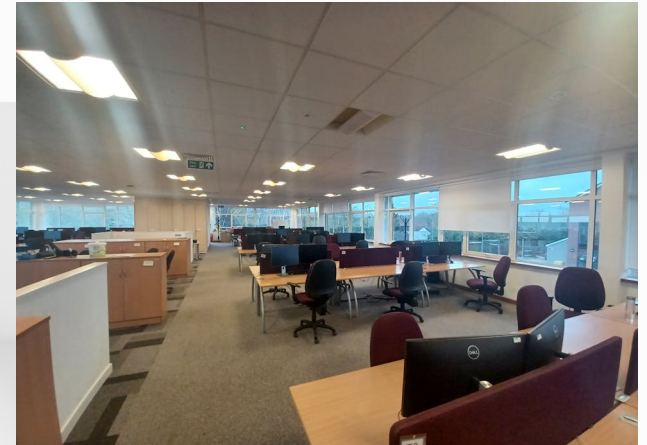
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

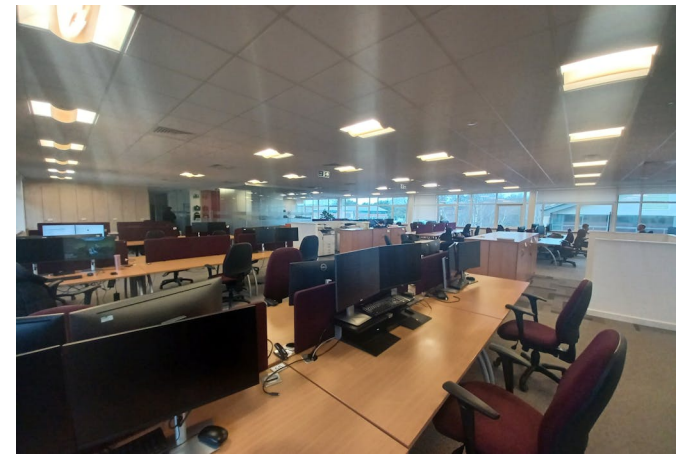
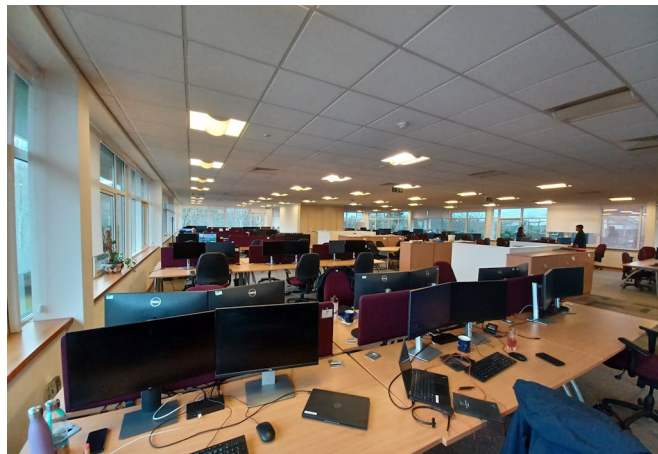
Each party to be responsible for their own legal costs incurred in this transaction.

## 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.











## Enquiries & Viewings



**Nik Cox**

[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)

07870 557410

