



**IMPERIAL HOUSE, GRANGE DRIVE, BOTLEIGH  
GRANGE, SOUTHAMPTON, SO30 2AF**

**OFFICE TO LET / FOR SALE**  
16,280 SQ FT (1,512.46 SQ M)





# Summary

## MODERN DETACHED OFFICE - FOR SALE / TO LET

Available Size	16,280 sq ft
Rent	£22.50 per sq ft
Price	Offers in excess of £2.45m
Rateable Value	£234,000
EPC Rating	C (74)

- Detached HQ style office building
- 72 Car Parking Spaces
- Predominantly open plan floor plates
- WC and Shower facilities
- Double height atrium configured as a reception











BRBOM



# Further Details

## Description

Imperial House comprises a purpose built 2 storey office building in the heart of the well established Botleigh Grange Office Campus. The building offers modern office accommodation with 72 parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception	614	57.04	Available
Ground	7,730	718.14	Available
1st	7,936	737.28	Available
<b>Total</b>	<b>16,280</b>	<b>1,512.46</b>	

## Viewings

Strictly by appointment through the joint sole agents, Vail Williams and JPW Real Estate.

Vail Williams - Nik Cox & Ben Duly / 07870 557410 / 07771 542132

JPW Real Estate - Olivia Derby / 07787 144080

## Terms

The property is available either freehold or leasehold.

## 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



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