



**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 £2,450,000
Business Rates	N/A
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





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
Total	16,280	1,512.46	

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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**Vail
Williams**

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