



IMPERIAL HOUSE

SOUTHAMPTON

Detached HQ style office building in a superb location

TO LET / FOR SALE

16,280 sq ft (1,512.46 sq m)

IMPERIAL HOUSE GRANGE DRIVE BOTLEIGH GRANGE SOUTHAMPTON SO30 2AF



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



Joint sole agents: Vail Williams 023 8082 0900 JPW Real Estate 020 7776 2930



Location

Imperial House is located within the beautiful mature grounds of the Botleigh Grange Office Campus which is situated approximately 4 miles north-east of Southampton. The popular Hedge End Retail Park is less than 1 mile from the property and there is convenient access to Junction 7 of the M27 motorway.



Description

Imperial House comprises a modern, detached HQ style office building with an impressive ground floor reception and open plan accommodation arranged over two floors. The property offers allocated parking for 72 cars, WC and shower facilities, comfort cooling, secure bicycle spaces and EV connections.



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Accommodation

The accommodation comprises the following areas:

Ground Floor including Reception:	8,344 sq ft	(775.18 sq m)
First Floor:	7,936 sq ft	(737.28 sq m)
Total:	16,280 sq ft	(1,512.46 sq m)

All measurements are on a Net Internal Area basis and subject to final measurements.



Flexible
Work Space



Air
Conditioning



Shower
Facilities



Raised
Access Floors



LED
Lighting



Car Park
EV Charging



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Road

Imperial House benefits from excellent road connections. Centrally positioned on the south coast, it's just a few minutes north off junction 9 of the M27 motorway. Southampton and connections to the M3 are only 20-minute drive away, whilst Portsmouth and Brighton are 17 and 90 minutes respectively.

Rail

Botley Railway Station is less than 2 miles from Imperial House. Situated on the railway line between Eastleigh and Fareham, Botley provides a direct connection to Fareham and the national rail network. Journey times from Fareham to: London Waterloo: **2hrs** Brighton: **1hr 20 mins** Portsmouth **20 mins**

Air

Southampton International Airport is less than a 10-minute drive west from Imperial House at junction 7 of the M27. It caters to almost 2 million passengers every year and offers services to most European capitals.



Directions

From Junction 7 of the M27 turn onto Charles Watts Way. Go straight on at the first roundabout. At the second roundabout turn right onto the A334. Go straight on at the first roundabout. After 300 metres turn left (signposted the Botleigh Grange Hotel & Spa) onto Grange Drive. Turn right at the roundabout and Imperial House is on your left.

SAT NAV SO30 2AF

Terms

The property is available either Freehold or Leasehold.

Rent

£22.50 per sq ft

Freehold Price

Offers in excess of £2,450,000

Business Rates

Upon enquiry.

EPC

Energy Performance Certificate Rating: **C74**

Legal Costs

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

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.

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.



IMPERIAL HOUSE

S O U T H A M P T O N

SAT NAV SO30 2AF

Viewings

Strictly by appointment through the joint sole agents:



Nik Cox
m: 07870 557 410
e: ncox@vailwilliams.com

Ben Duly
m: 07771 542 132
e: bduly@vailwilliams.com



Olivia Derby
m: 07787 144 080
e: olivia.derby@jpw.co.uk

Simon Wainwright
m: 07811 409 222
e: simon.wainwright@jpw.co.uk

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