

BURLINGTON HOUSE

MODERN OPEN PLAN OFFICE
ACCOMMODATION
TO LET



Part Ground Floor, Burlington House, Botleigh Grange Office Campus, Grange Drive, Hedge End, SO30 2AF

BURLINGTON HOUSE

Burlington House forms one of the six office buildings on the Botleigh Grange Office Campus. The Botleigh Grange Office Campus has excellent accessibility being approximately 1.2 miles from Junction 9 of the M27 corridor and approximately 1 mile from Hedge End and Botley Village centres. **Occupiers already on the Campus include Babcock, Glen Dimplex, Clarke Willmott, Lloyds TSB and State Securities.**



Description

Burlington House is a purpose built modern three storey office building with a central core area and full height reception. The building totals circa 30,000 sq ft.

The suite benefits from the following amenities:

- 4 pipe fan coiled heating and cooling
- Raised floors
- Suspended ceilings with Category 2 lighting
- Kitchenette

Externally 14 car parking spaces are allocated.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal area:

Accommodation	sq m	sq ft
Total	297.29	3,200

Terms

The accommodation is available by way of a new effectively full repairing and insuring lease direct from the landlord on a length to be agreed.



Distances

From Burlington House :

Motorway M27 J7 - 1.2 miles

Local Amenities at Botley village and Hedge End town centres - 1 mile

Hedge End Railway Station - 1 mile

Southampton city centre - 6 miles

Southampton International Airport - 5 miles

Viewing

Strictly by appointment with the Agent.



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