

VANBRUGH HOUSE

Grange Road, Botleigh Grange
Hedge End, Southampton
SO30 2AF

10,000 sq ft
Just let to
eDigital Research



OFFICES TO LET
509 to 1,064 sq m (5,478 to 11,459 sq ft)

VANBRUGH HOUSE



LOCATION

Vanbrugh House is set within the wonderful grounds of the Botleigh Grange Office Campus.

Botleigh Grange is home to a Legacy Hotel Spa & Conference Centre and major occupiers, include: Babcock, Clarke Wilmott solicitors, Zurich Insurance, Royal Bank of Scotland, Gleeds, State Securities and Dimplex.

Existing tenants in Vanbrugh House include: Cayman Island Shipping and eDigitalResearch.

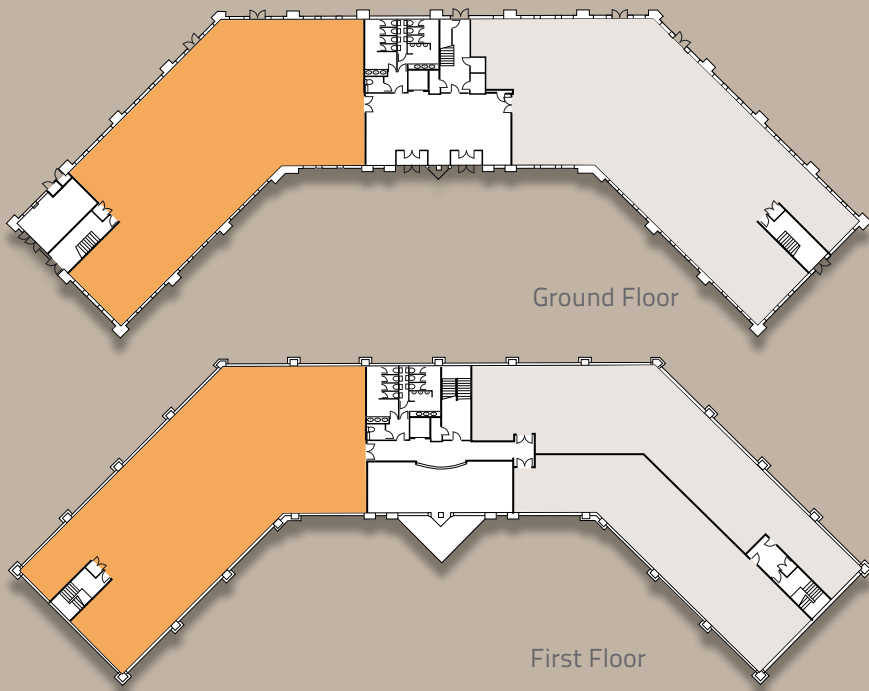
DESCRIPTION

Vanbrugh House comprises a detached two storey, early 1990s constructed office headquarters. Set within landscaped grounds with fishing lake, the vacant accommodation benefits from 76 car spaces.

The office suites available are located on the ground & first floor.



VANBRUGH HOUSE, GRANGE ROAD
 BOTLEIGH GRANGE, HEDGE END
 SOUTHAMPTON SO30 2AF



ACCOMMODATION

The office suites are directly accessed from the professionally designed, refurbished, double height reception, with informal meeting areas.

The first floor is accessed by way of stairs or lift.

New male and female toilets are located on both the ground and first floor with a disabled toilet on the ground floor.

The offices have been refurbished to include the following:

- **Comfort cooling & gas fired central heating**
- **Raised access floors**
- **New carpet tiles**
- **New suspended ceilings**
- **New feature LG7 lighting**

Accommodation		Sq M	Sq Ft
Ground Floor	West Wing	509	5,478
Ground Floor	East Wing	LET TO eDigital	
First Floor	West Wing	555	5,981
First Floor East	Rear Wing	LET TO eDigital	
First Floor East	Front Wing	LET TO CI SHIPPING	
Total Approximate Net Internal Area		1,064	11,459

VANBRUGH HOUSE



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TERMS

A new full repairing and insuring lease is available on flexible lease terms.

LEGAL COSTS

Both parties to pay their own legal costs.

VIEWING

Strictly by prior appointment through sole agents.



Scan with your smart phone

www.vanbrughhouse.com