

To Let

- Modern Fitout
- Eligible for 100% Business Rates Relief
- Fibre to the Premises
- Air Conditioning
- Car Parking



Two Storey Office on Popular Business Park
475 sq ft (44.13 sq m)

Unit 4, Hedge End Business Centre, Botley Road, Hedge End, Southampton,
Hampshire, SO30 2AU


Keygrove
www.keygrove.com
023 8063 5333

Description

This mid terraced self contained office is located on a popular business park in Hedge End.

There is a hardwood ground floor office with staff kitchen and WC. The first floor office is open plan with a carpeted floor. The offices benefit from LED lights and air conditioning.

There is one car parking space. Additional free roadside parking is available nearby.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
Total	475	44.13

Energy Performance Certificate

EPC rating D100. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £7,600 per annum exclusive.

Service Charge

The combined quarterly cost of the estate service charge and building insurance in 2025 was £234.84.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £8,600. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Southampton, Hampshire, SO30 2AU

Location

Hedge End is located approximately 5 miles to the east of Southampton off the M27 motorway.

Hedge End Business Centre is situated in the established commercial area of Botley Road and is easily accessible via junction 7 of the M27 is via Botley Road and the Charles Watts Way (A334) dual carriageway.

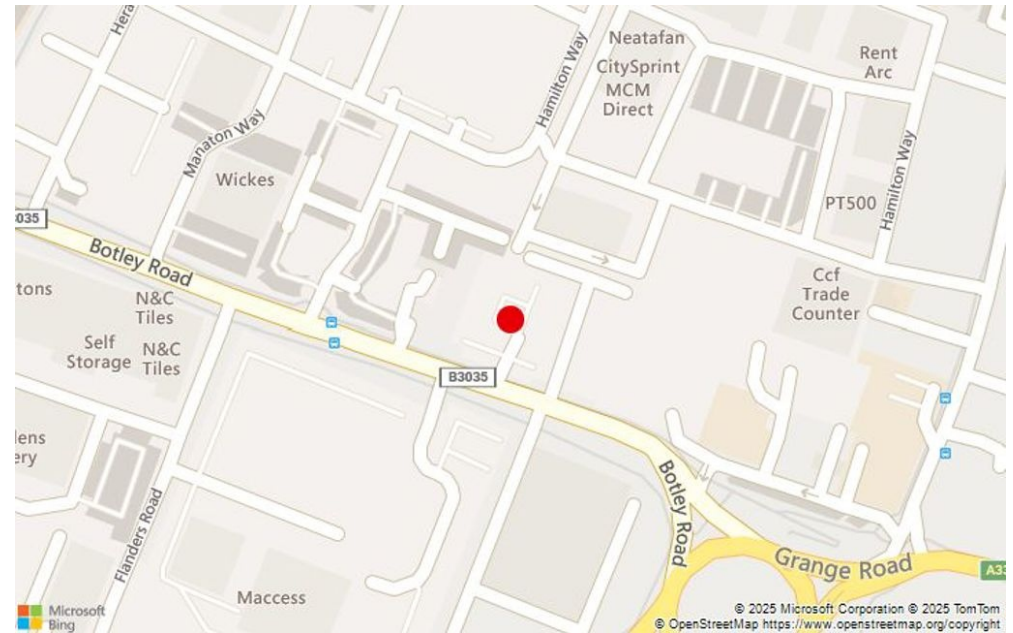
Hedge End train station is within a 10 minute walk and benefits from direct services to London and Portsmouth with links to the national rail network.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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