



# Unit 4 Royal London Park

HEDGE END, SOUTHAMPTON, SO30 2LG



To Be Refurbished

**TO LET**

**Modern Office Suites, Ground & First Floor**  
**Less than 1 mile from Junction 7, M27**  
**7,163 sq ft (665.38 sq m)**

## Description

Unit 4 Royal London Park is a detached office building with associated parking. The offices are to be refurbished comprise a ground and first floor suite. Both are mostly open plan. There is air conditioning, raised access flooring, suspended ceilings with recess fluorescent lighting.

The property is to undergo refurbishment and the specification detailed below is its current condition, prior to completion of the works.

## Specification

- Front entrance foyer/ reception
- Passenger Lift
- Carpeted suites with some partitioning
- Suspended ceiling with recess fluorescent lighting
- Air Conditioning (standard ceiling mounted cassettes)
- Car park including 25 spaces (ie a ratio of 1.286)
- Entry phone system
- Perimeter trunking and raised access flooring
- Current EPC Rating D100 (to be reassessed following refurbishment)



Floor Area	Sq Ft	Sq M
Ground Floor Office	3,577	332.29
First Floor Office	3,586	333.09
<b>Total Floor Area</b>	<b>7,163</b>	<b>665.38</b>





## Location

Royal London Park is a well established estate with excellent access to major roads. Just under one mile from J7 of the M27, the property is well accessed via A334 Charles Watts Way and B3035 Botley Road or via Tollbar Way and onto the same Botley Road. The estate is surrounded by mixed development of office, industrial, trade and retail elements. Major occupiers include Marks and Spencer, Sainsburys, Parfitts Cash & Carry, Currys, Lidl, B&M, Next, TK Maxx, Snows, Screwfix, McDonalds, Greggs, Burger King, KFC, Wickes, B&Q and many more.

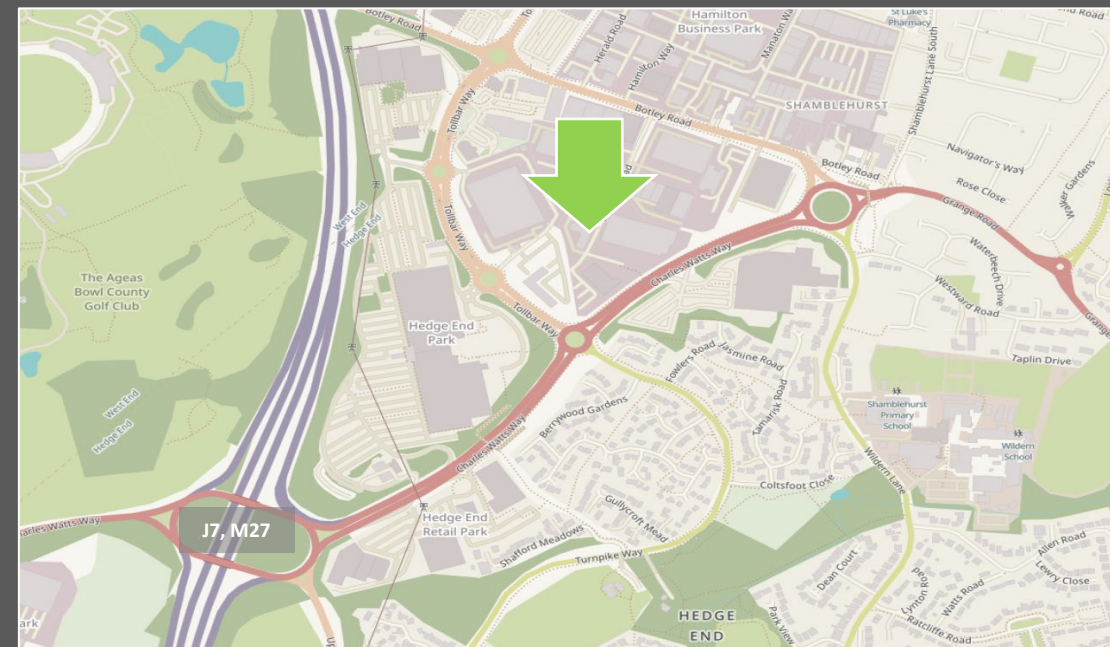
## Terms

The property is available on a new lease for a term to be agreed at quoting rent of £16.00 psf pa exclusive of all other outgoings.

## Business Rates

Rateable Value - £158,000 from April 2026. All enquiries to Eastleigh Borough Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 7, M27	0.9
Hedge End Railway Station	1.5
Southampton City Centre	5.8
Southampton International Airport	5.1
Port of Southampton	7.0
Port of Portsmouth	15.8



Unit 4 Royal London Park, Hedge End, Southampton

SAT NAV: SO30 2LG

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

Lauren Udall  
Realest  
07799 623239  
lauren.udall@realest.uk.com

Steven Williams  
Realest  
07761 082986  
steven.williams@realest.uk.com



023 8202 3999 • [www.realest.uk.com](http://www.realest.uk.com) • [info@realest.uk.com](mailto:info@realest.uk.com)

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