



DELME PLACE



OFFICES TO LET
OFFICE SUITES AVAILABLE FROM 3,391 - 7,487 SQ FT

Delme Place, Cams Hall Estate, Fareham, PO16 8UX



THE BUILDING

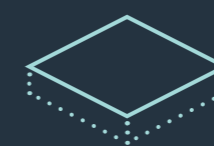
Delme Place is a modern, recently refurbished two-storey building that has been designed around three wings - Delme 1, 2 and 3. With secure flexible space accessed by an access-controlled shared entrance lobby, new showers and WCs, and its own dedicated car park, Delme Place is an attractive offering for any discerning occupier.



SPECIFICATION



Comfort cooling



Access raised floors for voice, data and power



Shower

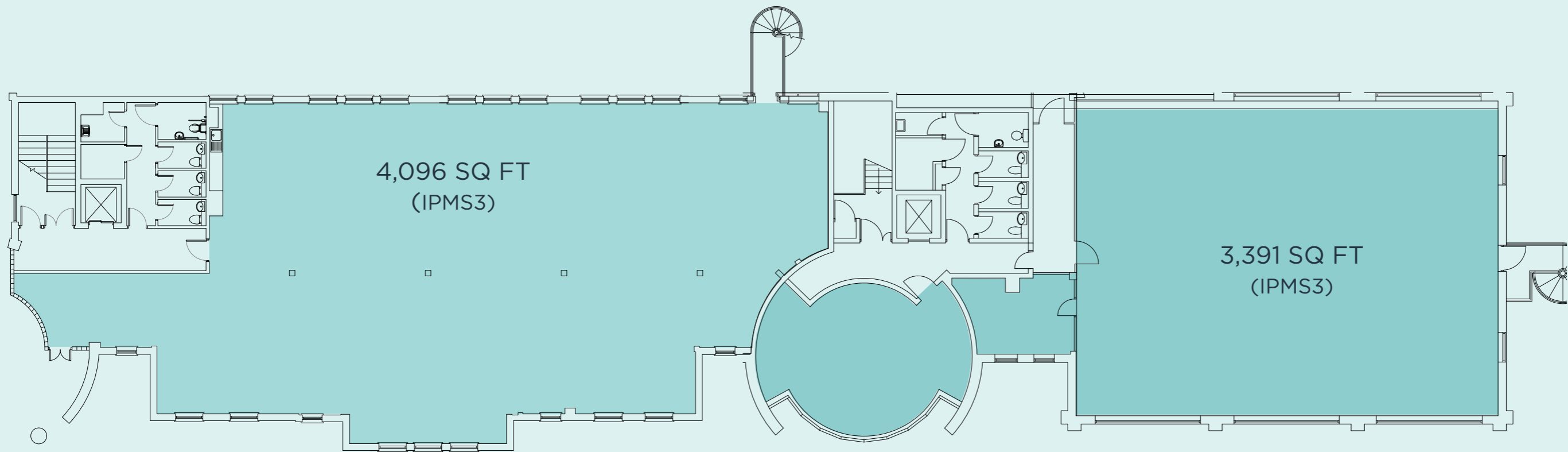


Allocated parking spaces



DELME 2
FIRST FLOOR OFFICE

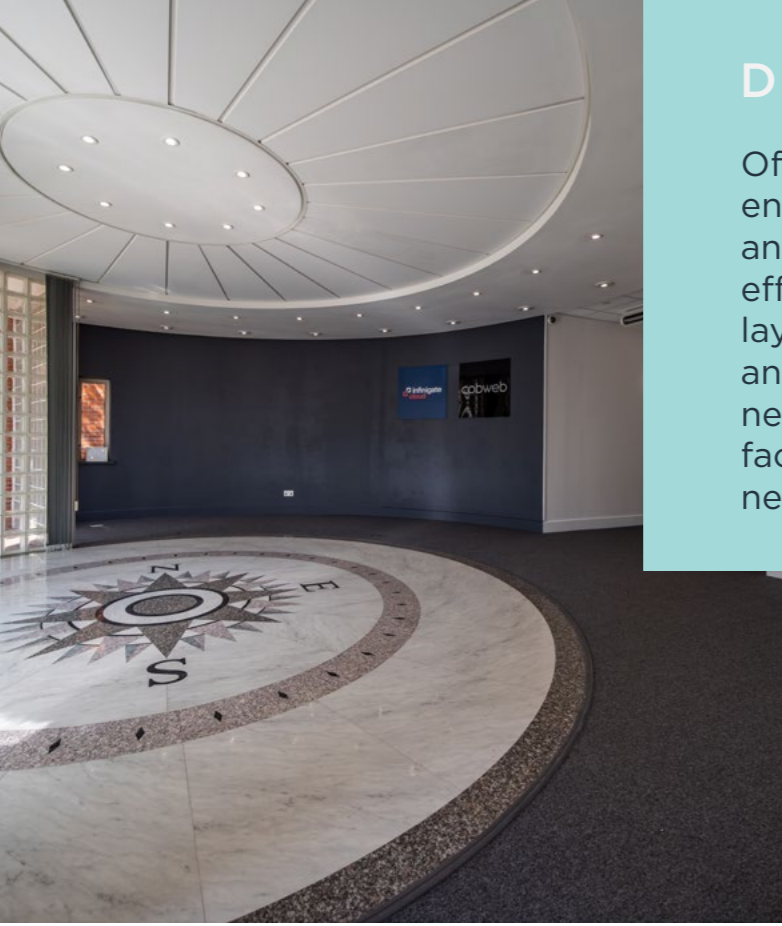
DELME 3
FIRST FLOOR OFFICE



CAN BE COMBINED TO CREATE 7,487 SQ FT

DELME 2/3

Offers a modern, flexible working environment with new comfort cooling and heating, raised access floors for effortless cabling and adaptable desk layouts, energy-efficient LED lighting, and new carpeting throughout, alongside newly refurbished male and female W.C. facilities. Delme 2 further benefits from a newly installed, fully fitted kitchen.





Delme Place is situated on the 220 acre Cams Estate, an established and successful business park. It is set in a beautiful award winning landscaped Conservation Area, within the immaculate grounds of the 17th Century and Grade 2 Listed Cams Hall. Delme Place is occupied by Azets Accountants, Cobweb Solutions, the NHS, You Trust, and Astral Pools

The campus benefits from stunning surrounds including outstanding views to Portsmouth Harbour and the adjoining 27-hole golf complex. This premium destination has recently been extended to feature The Club, a brand-new spa and gym complete with a swimming pool, alongside a restaurant offering alfresco dining. On-site and immediate amenities also include the popular Dovecote Eatery (formerly the Buffet Car) and the Fuller's Pub & Restaurant, Cams Mill.

The office campus offers rapid access to the A27 and M27, with J11 just minutes away. Fareham's mainline station and vibrant town centre amenities—including the indoor shopping centre, Sainsbury's, Costa, and Fareham Leisure Centre with its new Padel Tennis centre—are all within easy walking distance. By car, Portsmouth is just 15 minutes away and Southampton is reached in 30 minutes.



Southampton Central	20 mins
Portsmouth Harbour Gunwharf Quays / Isle of Wight Ferry	22 mins
Southampton Airport	29 mins
London Waterloo	1 hour 45 mins

Train time from Fareham Station



M27 Junction 11	2 mins
Fareham Station	5 mins
Portsmouth	15 mins
Southampton Parkway	30 mins



Fareham Town Centre	15 mins
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Fareham Park Run Cams Estate around the harbour	5K
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TERMS

Leasehold - a new full repairing and insuring lease is available on flexible lease terms.

LEGAL COSTS

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

EPC

B(29) for Delme 2, A(23) for Delme 3

SERVICE CHARGE

There is a service charge for the upkeep of the common parts of the building and estate.

VIEWING & FURTHER INFORMATION



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