

TO LET
3,431 SQ FT

CAMS HALL ESTATE, FAREHAM, PO16 8UT

THE MAIN BARN



THE MAIN BARN

LOCATION



Cams Hall Estate is located under a mile from the motorway from J11. Sainsburys & Tesco super stores and Fareham Train station are approximately 1.13 miles. Cams Hall Estate was created in the 1990's to provide an award winning business park, golf club and spa.

Location	Drive Times
M27 Junction 11	2mins
Fareham Railway Station	12mins
Portsmouth	20mins
Petersfield	28mins
Southampton	32mins

UNDER 1 MILE

from M2J J11

THE MAIN BARN

DESCRIPTION

The Main Barn is situated in a picturesque courtyard surrounded by period buildings with a conservation area, once the estate buildings serving Cams Hall building in the 18th century.

The Main Barn now offers a modern working environment within a listed barn, with exposed oak frame to the underside of the roof. The space created is open plan with two mezzanine at each end, providing office spaces and a kitchen. The building has male & female toilets with a shower. Externally the property comes with 18 car spaces.

Description	Sq Ft	Sq M
Ground Floor Offices	2,495	231.82
Ground Floor Offices beneath mezzanine	416	38.67
Kitchen	62	5.59
Understairs cupboard	24	2.27
First Floor	204	18.91
First Floor 2	231	21.5
Total Approximate NIA	3,431	318.76



OPEN PLAN



FITTED WITH TWO KITCHENS



18 CAR SPACES



FAST BROADBAND

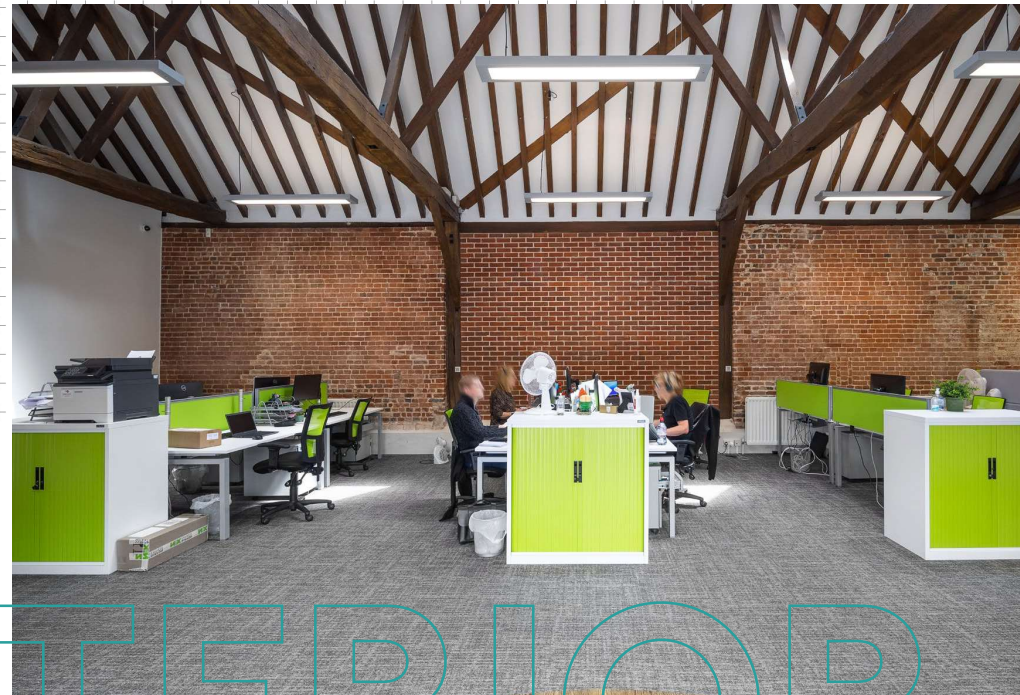
IMAGERY

EXTERIOR





FULLY EXPOSED
TIMBER OAK BEAMS



IMAGERY

INTERIOR

Please do not hesitate to contact one of our agency team to arrange a viewing or discuss the property in more detail.



TERMS

New lease to be agreed



RENT

£65,000 pax



ESTATE SERVICE CHARGE

Approx 0.50 per annum



BUSINESS RATES

Interested parties to make their own enquiries regarding business rates to the local authority.



EPC RATING

Rating - C59



VIEWING & FURTHER INFORMATION

Strictly prior appointment with Vail Williams



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