

THE ORANGERY

2,955 SQ FT | 274.53 SQ M

TO LET

HOME FARM
CAMS HALL ESTATE
FAREHAM, PO16 8UT

THE BUILDING



This listed office building is located within Home Farm, a courtyard of period buildings once serving Cams Hall in the 18th Century.

The property is situated within a courtyard of offices, located mid terrace. The Orangery was comprehensively refurbished and converted to offices in the mid 1990s retaining many original features and combining with modern office space. It features the recreation of The Orangery to the rear with double height work space and a mezzanine overlooking Cams Golf course.

The office has an impressive vestibule with original oak columns, and the building has a kitchen, WCs and a mix of open plan and individual meeting rooms.

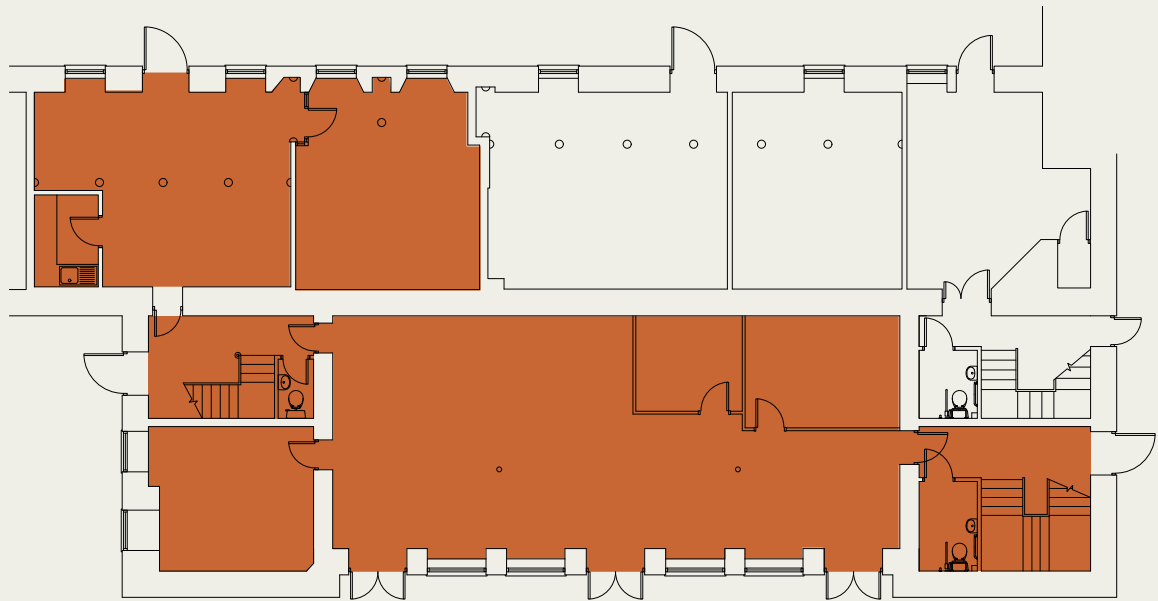


NET INTERNAL AREA

2,955 SQ FT, 274.53 SQ M

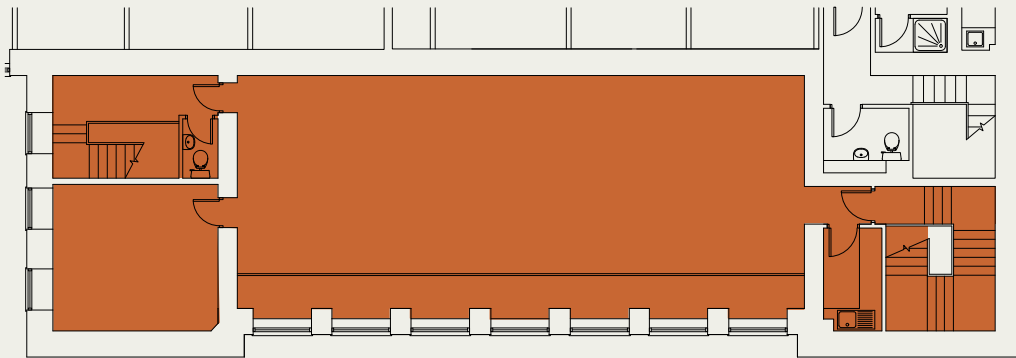
GROUND

1,884 SQ FT, 175.03 SQ M



1ST

1,071 SQ FT, 99.50 SQ M



Office space



SELF-CONTAINED



VIEWS OVER
THE GOLF COURSE



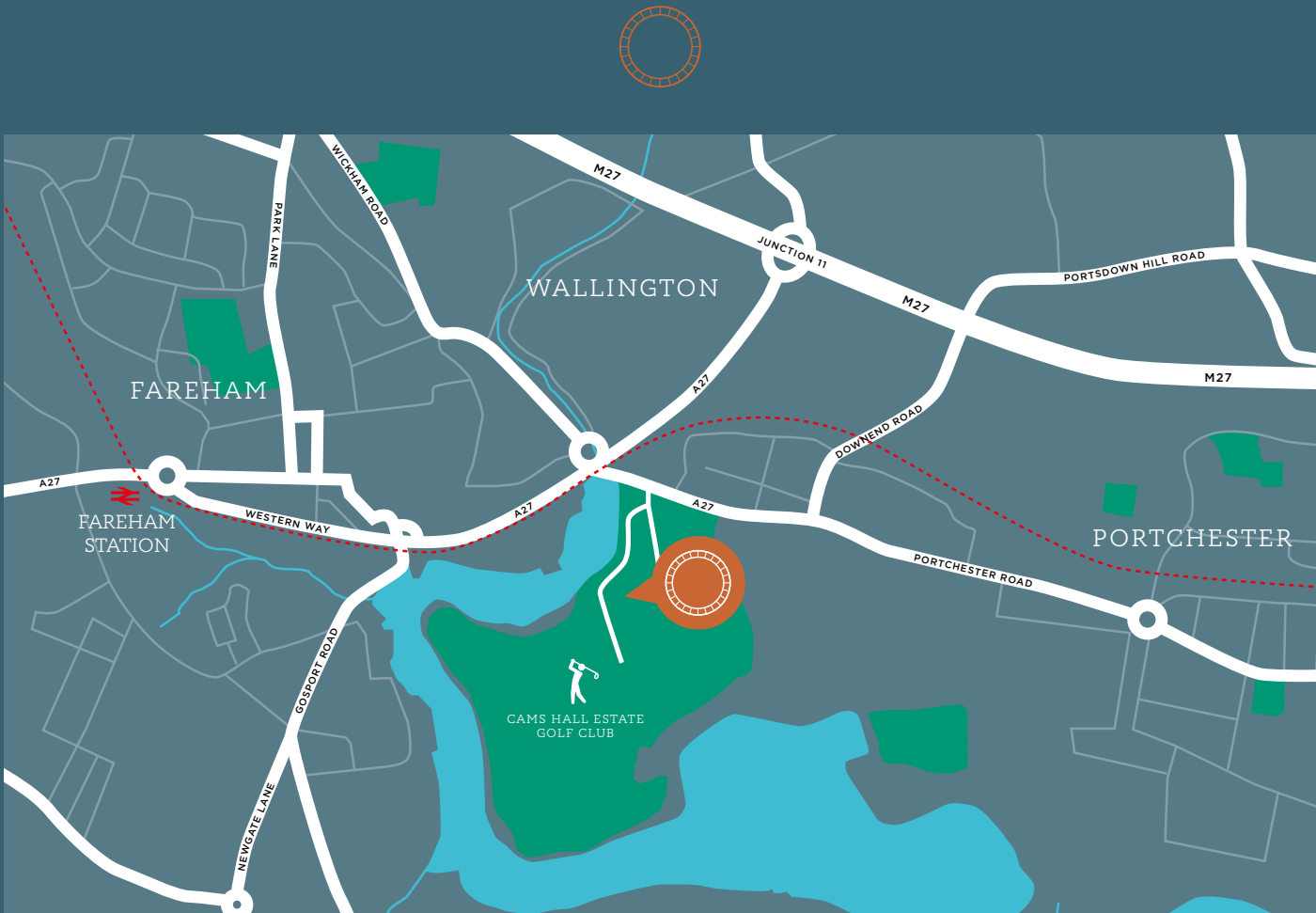
ORIGINAL OAK
FRAME FEATURES



20 CAR PARKING
SPACES



THE LOCATION



M27 Junction 11	2 mins
Fareham Station	5 mins
Portsmouth	10 mins
Southampton Parkway	25 mins



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



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

The Cams Estate is an established business park set in the “award winning” beautifully landscaped environment within the grounds of the 18th Century Cams Hall. It is located approximately 2 minutes drive from Junction 11 of the M27.

The Park offers excellent communication links to the M27 via Junction 11 together with the A3(M) and M27. The Old Stables is located in the superb setting being in the courtyard at Home Farm.

Other occupiers on the estate include Glanvilles Solicitors and Wilkins Kennedy Accountants.

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

Available on request.

VIEWING & FURTHER INFORMATION



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