

TO LET
1,309 SQ FT
First Floor Suite

CAMS HALL ESTATE, FAREHAM, PO16 8UT

SOUTH BARN



SOUTH BARN

LOCATION



South Barn is located on the prestigious Cams Hall Estate, providing excellent access to the motorway network via Junction 11. Occupiers on the estate include Glanvilles Solicitors, Azets Accountants, and the Cams Hall Estate Golf Club.

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

*approximate

UNDER 1 MILE

from **M2J J11**

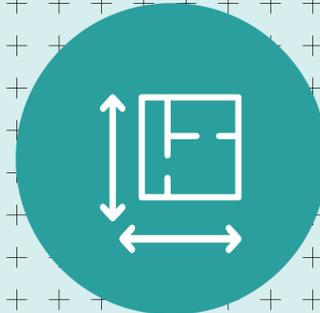
SOUTH BARN

DESCRIPTION

South Barn is an attractive self-contained, two storey office building set within a Conservation Area. The first floor is accessed via an attractive open plan ground floor office area with excellent natural light.

The reception leads a stairwell and a secondary external access point. On the first floor there are male and female WCs, landing, and an open plan office area with a Board room and kitchen. The first floor has a wall mounted air conditioning unit together with gas fired central heating, cable trunking, and surface mounted LED lighting.

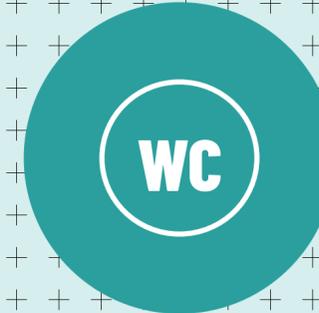
The property has fibre connectivity capable to 10 meg connectivity, subject to separate supplier quote. Externally there are 7 car spaces and one visitor space.



OPEN PLAN



KITCHEN



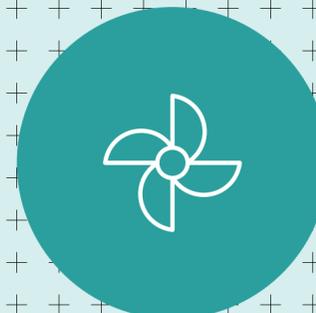
**MALE & FEMALE
WCs**



**FAST 22KW EV
CHARGING POINT
(FOR 2 CARS)**



**RECENTLY
REFURBISHED**



COMFORT COOLING

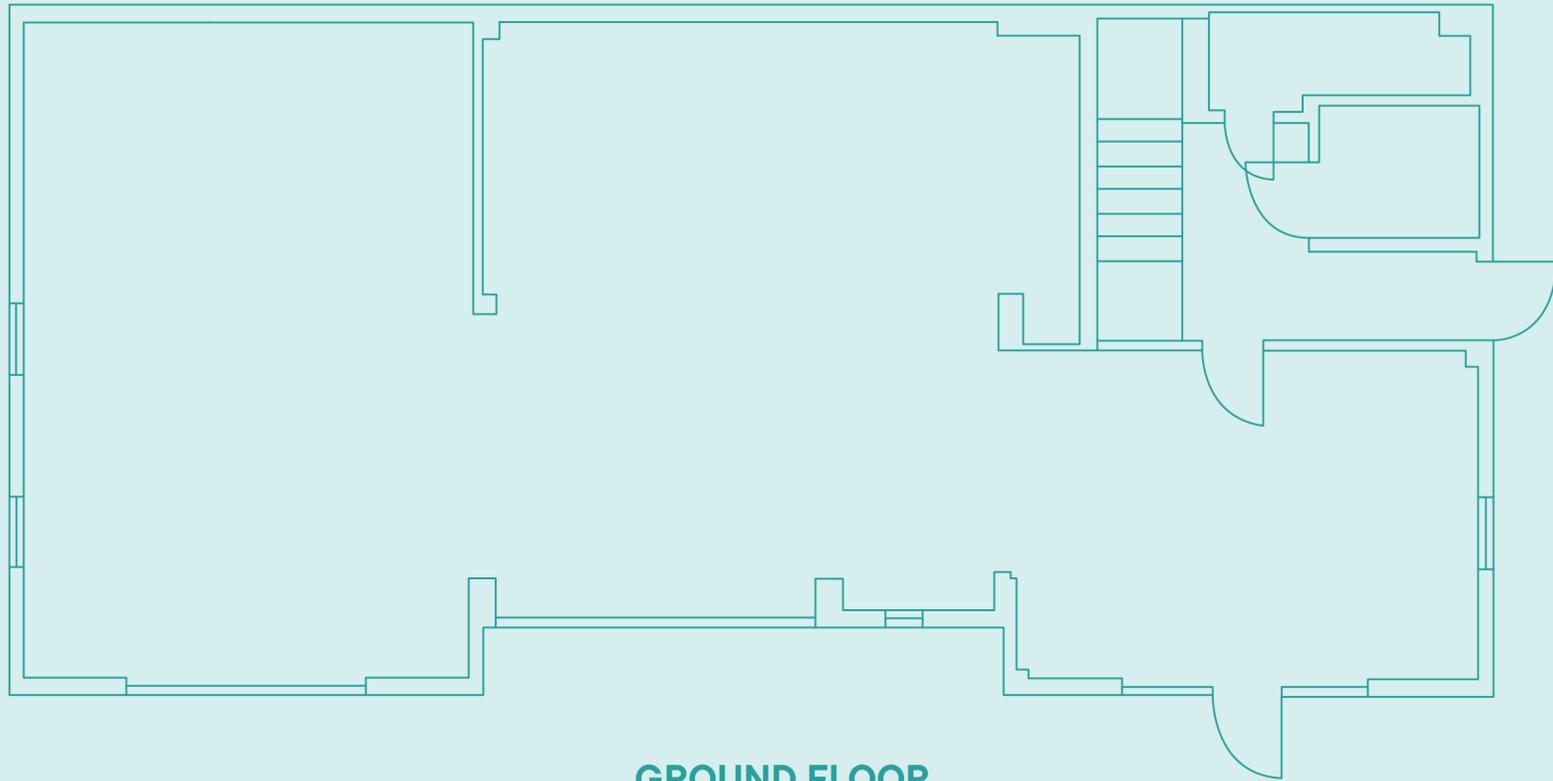


**GAS FIRED CENTRAL
HEATING**

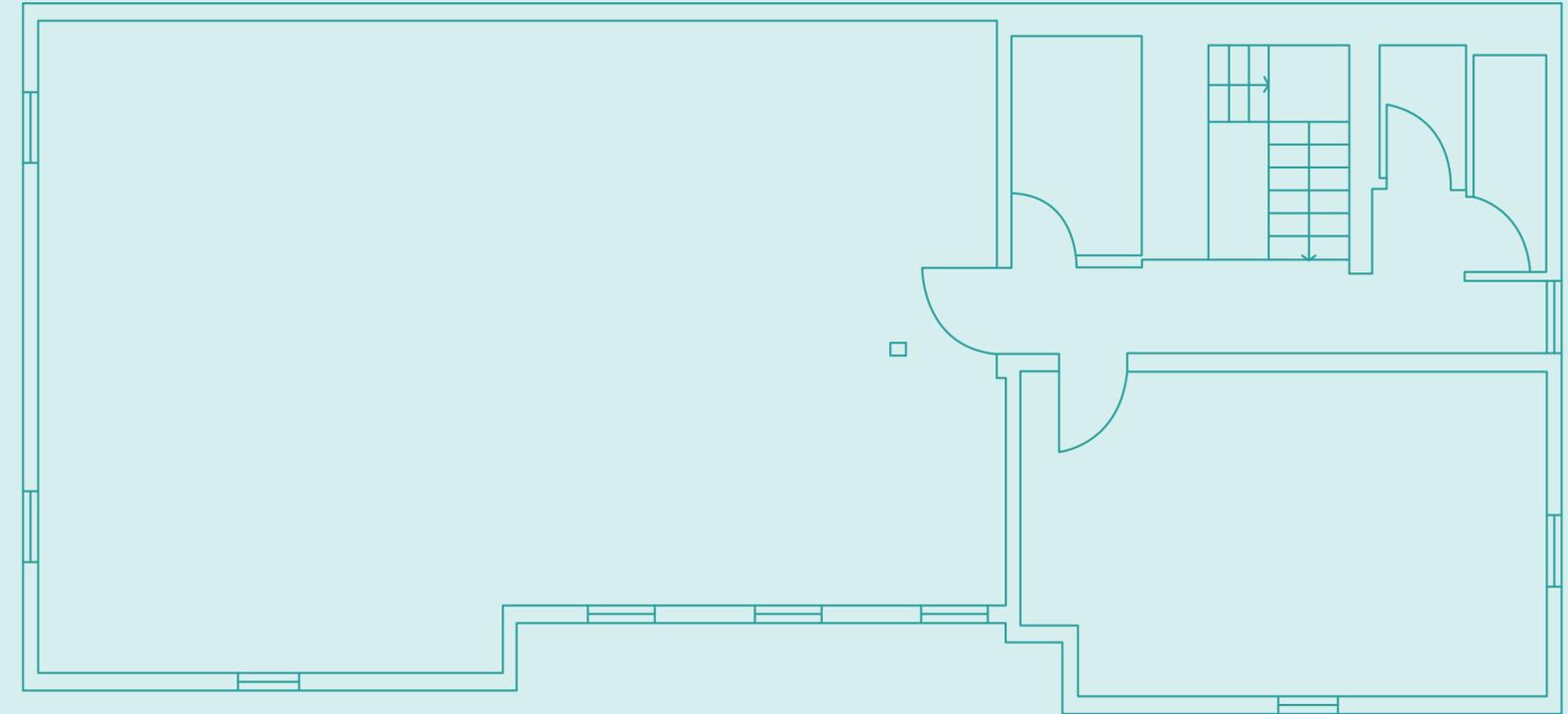


7 CAR SPACES

FLOOR PLANS



GROUND FLOOR
131.39 SM (1,414 SQ FT)
(UNDER OFFER)



FIRST FLOOR
121.62 SM (1,309 SQ FT)

Floor plans not to scale, for indicative purposes only

Measured to RICS IPMS3

EXTERIOR





**MODERN SELF CONTAINED
TWO STOREY OFFICES**



INTERIOR

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



TERMS

A new full repairing and insuring lease is available on terms to be agreed.



RENT

£18,500 per annum.



ESTATE SERVICE CHARGE

£1,120 per annum (£1.19 psf). There will be a building service charge for communal area maintenance.



BUSINESS RATES

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



EPC RATING

C-68



VIEWING & FURTHER INFORMATION



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