



Where Business Meets Lifestyle

**SOUTH SUITE, FIRST FLOOR, DELME 3 DELME PLACE,  
FAREHAM, PO16 8UX**

OFFICE TO LET

3,391 SQ FT (315.03 SQ M)



# Summary

## MODERN OFFICE SUITE - TO LET

<b>Available Size</b>	3,391 sq ft
<b>Rent</b>	£80,000 per annum payable quarterly in advance exclusive of service charge , business rates, Building insurance , utilities and VAT.
<b>Business Rates</b>	TBC
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

- Prestigious office campus setting
- Private car parking
- New comfort cooling & heating to be installed
- Good Access to the M27
- EPC - targeting "B" post refurbishment



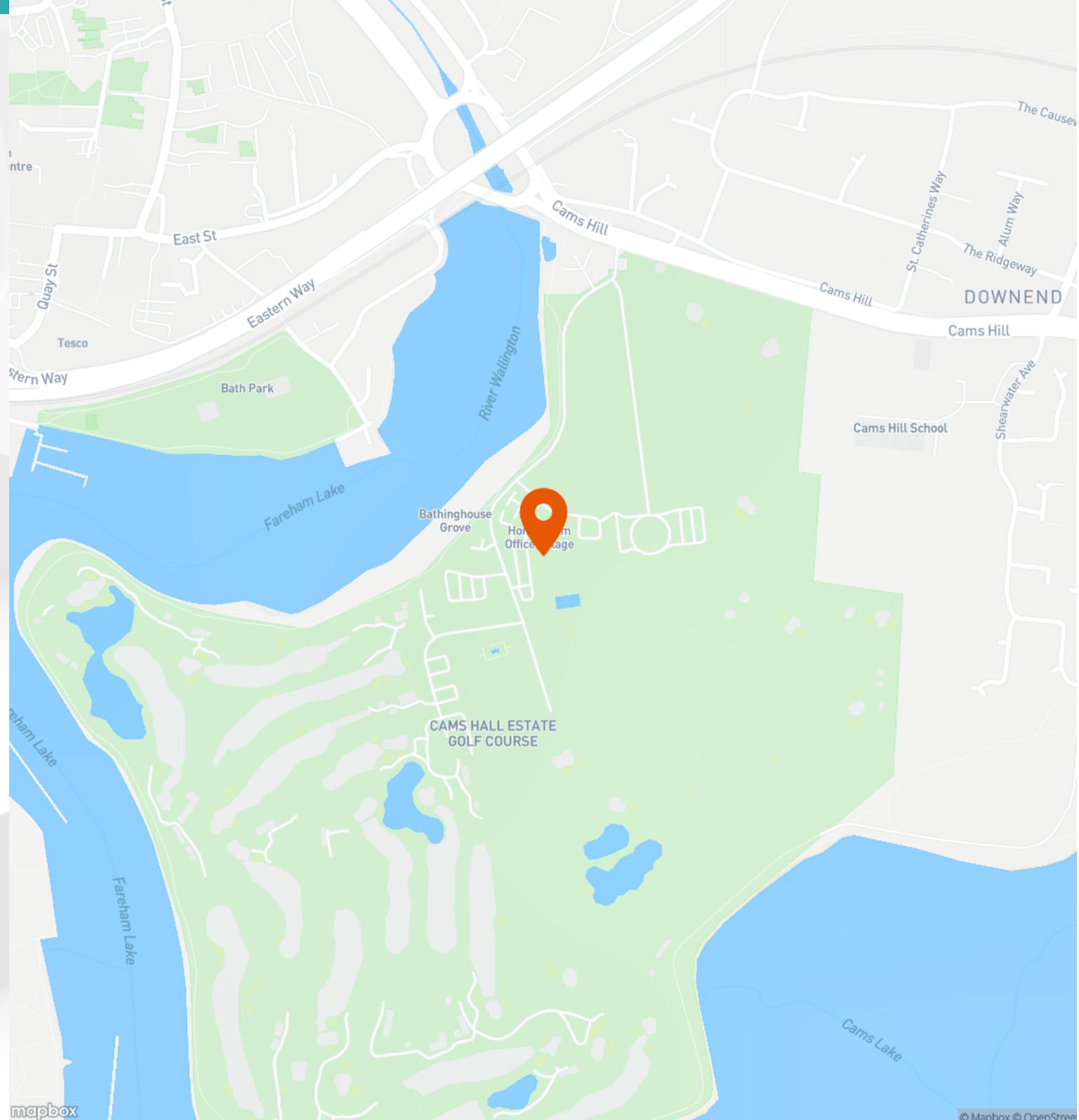
# Location



**South Suite, First Floor, Delme  
3 Delme Place, Cams Hall  
Estate, Fareham, PO16 8UX**

Welcome to the Cams Estate — one of Hampshire's most sought-after commercial locations, offering exceptional connectivity just minutes from Junction 11 of the M27. This office suite provides seamless access to the Solent corridor and is within walking distance of Fareham Town Centre, with its array of retail amenities, mainline railway station, and leisure facilities. Nearby conveniences include J Sainsbury, Costa Coffee, the Fuller's Compass Pub for team socials, and the charming Dovecote Café right next door.

Set in an award-winning landscaped environment, the Cams Estate blends natural beauty with modern business convenience and is home to respected businesses such as Core Logic, Solid Solutions, Glanvilles Solicitors, Azets Accountants, You Trust, and the NHS.





Automatic door

infinigate  
cloud

cobweb



# Further Details

## Description

This first-floor office suite is located within a modern, two-storey office building, with Cobweb occupying the ground floor and Infinigate located alongside this suite on the first floor.

- A generous ground floor entrance foyer provides an impressive welcome for visitors, with both stairs and a lift giving easy access to the first floor.
- Communal super-loos are available on both the ground and first floors.
- The suite itself comprises a regular-shaped open-plan office ideal for flexible layouts and bespoke fit-outs, plus a separate circular office/boardroom, creating a striking feature space for meetings or executive use.

### Refurbishment & Features:

The suite is undergoing a comprehensive refurbishment with completion expected in early 2026, professionally project managed by Vail Williams.

Upon completion, the suite will benefit from:

- New comfort cooling and heating system
- Raised access floors for easy cabling and flexible desk configurations
- New energy-efficient LED lighting
- New carpeting throughout

This is a perfect opportunity to shape a premium workspace tailored to your business needs.

## Terms

A new full repairing and insuring lease on flexible terms.

## Accommodation

The accommodation comprises of the following floor area. All floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Name	sq ft	sq m
1st - Main Office	2,898	269.23
1st - Round Room	493	45.80
<b>Total</b>	<b>3,391</b>	<b>315.03</b>

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



**Russell Mogridge**

rmogridge@vailwilliams.com

07815 737175

02392203200



**Alice Masterman**

amasterman@vailwilliams.com

07393 235709

**George Pooley**  
(Lambert Smith  
Hampton)

gpooley@lsh.co.uk

07514 308217



**Vail  
Williams**

View on our website