



Detached Single Storey Office Building

The Old Coach House

Cams Hall Estate, Fareham, PO16 8UT

Office

TO LET

742 sq ft

(68.93 sq m)

- Unique period building
- 6 car spaces
- New lease
- Kitchen

The Old Coach House, Cams Hall Estate, Fareham, PO16 8UT

Summary

Available Size	742 sq ft
Rent	£19,995 per annum
Rateable Value	£10,000
EPC Rating	C (65)

Location

The Cams Estate is a 400 acre private estate dating back to the 18th Century mostly surrounded by Portsmouth Harbour, Fareham Creek and golf course. The Old Coach House was converted in the late 1990s/early 2000s. The estate is conveniently located just off Junction 11 of the M27 providing quick access to both town centre shopping facilities, mainline railway station and motorway corridors. The office park benefits from the 27 hole Cams Golf Club, the Dovecote eatery and Cams Mill Fullers Pub, together with waterside trail.

Description

The Old Coach House is a single storey office building that is divided into three sections. Access from the entrance hall leads into a reception/office area, with a waiting room and a private consulting room with glazed partitioning.

Externally, to the west of the building is a gravel surfaced car park with approximately 6 parking spaces.

Accommodation

The accommodation comprises the following:

Name	Sq ft	Sq m	Availability
G - Ground Floor Office	742	68.93	Available
Total	742	68.93	

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £19,995 per annum exclusive of service charge and buildings insurance.

Planning

The property has been used recently as a private ultrasound clinic falling under Use Class D1 (clinics, health centre, creche, day nurseries, day centre, schools, art gallery and training centre). Previously the building was an office which will require a change of use.

Estate Service Charge

Cams Hall Estate occupiers contribute to the estate service charge. To be confirmed.

Legal Costs

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



Viewing & Further Information

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