

THE GRANARY, CAMS HALL ESTATE, FAREHAM PO16 8UT



STUNNING GRADE 2 LISTED TWO STOREY DETACHED OFFICE FOR SALE/TO LET



KEY FEATURES

- 18 car spaces
- Mix of open plan and cellular offices
- Kitchens on both floors
- Roof terrace



3,344 sq.ft (310.66 sq.m) Net Internal Area

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LOCATION

The Cams Estate is a 400 acre private estate mostly surrounded by Portsmouth Harbour and Fareham Creek. Cams Hall was built in 1781 and The Granary served the estate and was converted to offices in the early 1990s.

The Cams Estate is conveniently located just off Junction 11 of the M27 providing quick and convenient access to both town centre shopping facilities, mainline railway station and motorway corridors.

The office park benefits from a golf course, on-site café and a waterside trail. Fareham town centre is within easy walk for town centre amenities, together with Fareham Leisure Centre offering award winning fitness facilities and 25m swimming pool.

Occupiers already enjoying the Cams Estate include Glanvilles Solicitors, Wilkins Kennedy Accountants, Cobweb Solutions, ServerHouse Data Centre and Dream Doors HQ.

The park benefits from The Dovecote Café providing hot and cold food together with off-site catering. Cams Hall Business Centre offers conference meeting space.

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DESCRIPTION

The Granary comprises a unique detached period Grade II Listed two storey office building set within the Home Farm courtyard. The building benefits from the former Ice House used for open storage.

The building is accessed directly from the courtyard with a generous reception area with offices leading off. The ground floor has a large meeting boardroom together with mix of cellular and open plan offices, kitchen and disabled WCs.

Stairs lead to the first floor which also has a mix of cellular and open plan office areas with a second kitchen and WC. The first floor benefits from a roof terrace. The building benefits from 18 car spaces, 8 of which are located immediately to the front of the building.

TERMS

A new 10 year full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT

£67,000 per annum exclusive of estate service charge, business rates and VAT.

PRICE

Alternatively, offers are invited in the region of £720,000 exclusive.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Ground Floor Offices	1734	161.09
First Floor Offices	1610	149.57
Total	3,344	310.66

EPC

Not applicable as Listed building.

ESTATE SERVICE CHARGE

Cams Hall Estate occupiers contribute to the estate service charge, estimated at approximately £1,680 per annum exclusive.

BUSINESS RATES

Prospective tenants are strongly advised to make their own enquiries to assess business rates payable on this property, via the Valuation Office Agency website (www.voa.gov.uk), however, through online enquiry we have identified that the current rating lists shows that the property has a rateable value of £43,250. The 2018/19 uniform business rate is 49.3p, estimating the rates payable £21,322 per annum.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
October 2019

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