

FAREHAM



South Barn Cams Hall
Estate, PO16 8UT



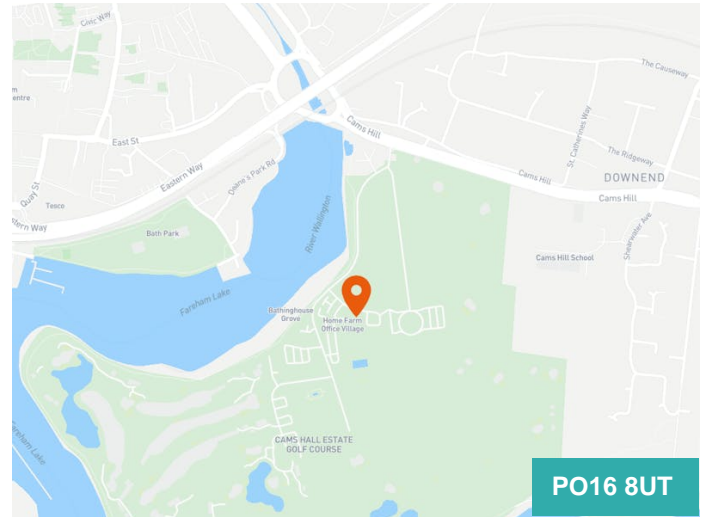
OFFICE TO LET

2,668 SQ FT

- 17 car spaces
- Comfort cooling
- Kitchenette
- Gas central heating
- Reception/lobby
- Good natural light
- Perimeter trunking
- First floor boardroom

Modern Self Contained Two Storey Offices

vailwilliams.com



PO16 8UT

Summary

| | |
|-----------------------|------------------------------|
| Available Size | 2,668 sq ft |
| Rent | £55,000 per annum |
| Rateable Value | £39,750 from 1 April 2023 |
| EPC Rating | D (90) |

Description

South Barn comprises a two storey self contained purpose built modern office building. The building is accessed via an attractive ground floor reception with an open plan ground floor office area which also benefits from an air conditioned and raised floor server room. There are large floor to ceiling windows providing excellent natural light.

The reception leads to WC, stairwell and a secondary external access point. On the first floor there are male and female WCs and landing, an open plan office area with board room, fitted kitchen and two partitioned offices. Both the ground and first floors have wall mounted air conditioning units together with gas fired central heating, cable trunking and surface mounted Category 2 lighting diffusers. The property has fibre connectivity capable to 10 meg connectivity, subject to separate supplier quote. Externally there are 17 car spaces.

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, FutureFit Training along with the Cams Hall Estate Golf Club.

Accommodation

The accommodation comprises of the following Net Internal Areas:

| Name | sq ft | sq m |
|--------------------|--------------|---------------|
| Ground - Reception | 272 | 25.27 |
| Ground | 1,090 | 101.26 |
| 1st | 1,306 | 121.33 |
| Total | 2,668 | 247.86 |

Terms

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

Legal Costs

Both parties to pay their own legal costs.

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.



Russell Mogridge
02392203200
07815 737175
rmogridge@vailwilliams.com



Oliver Hockley
07557 504952
ohockley@vailwilliams.com

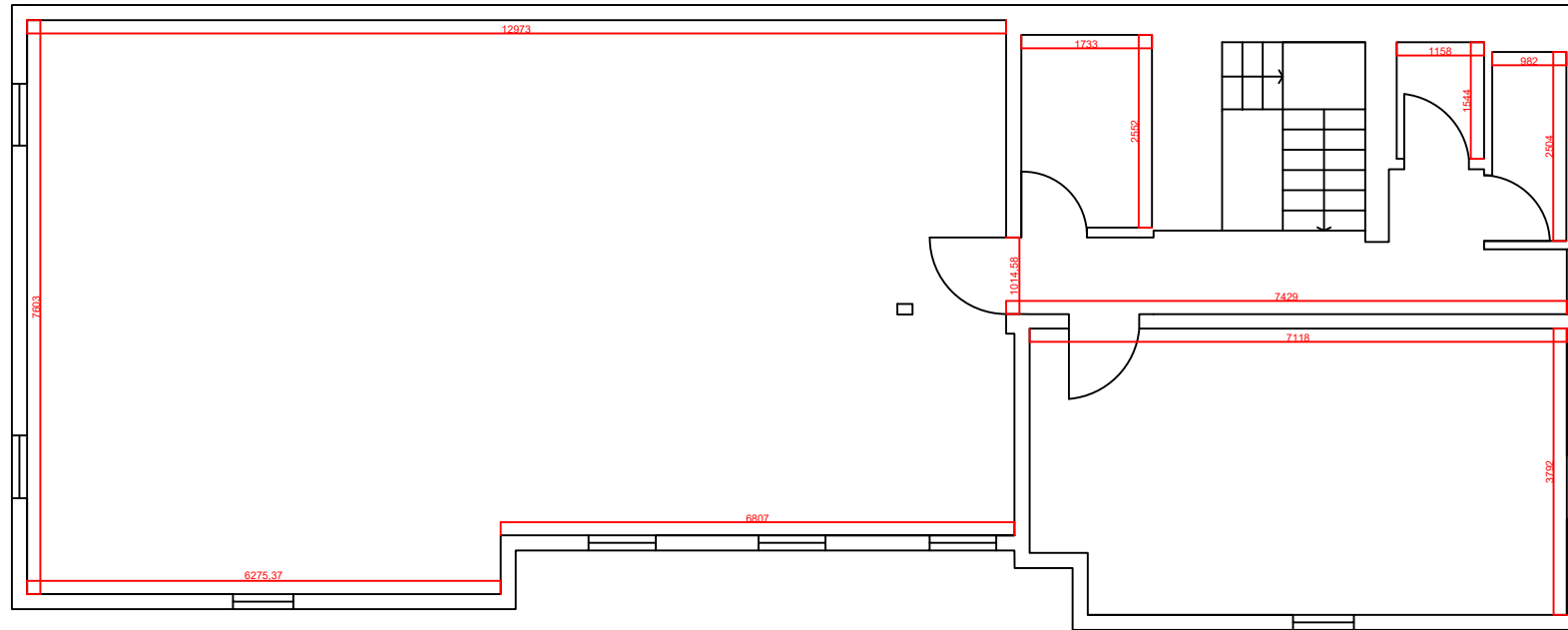
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| Rev. | Amendment | Date |
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BUILDING CONSULTANCY
Apex Plaza, 3 Forbury Rd, Reading RG1 1AX
T 0118 909 7400

info@vailwilliams.com www.vailwilliams.com

Client:
Julian Dyer

Location:
**South Barn Cams Hall Estate,
Fareham,
PO16 8UT**

Project:
Floor Plans

Drawing Title:
First Floor

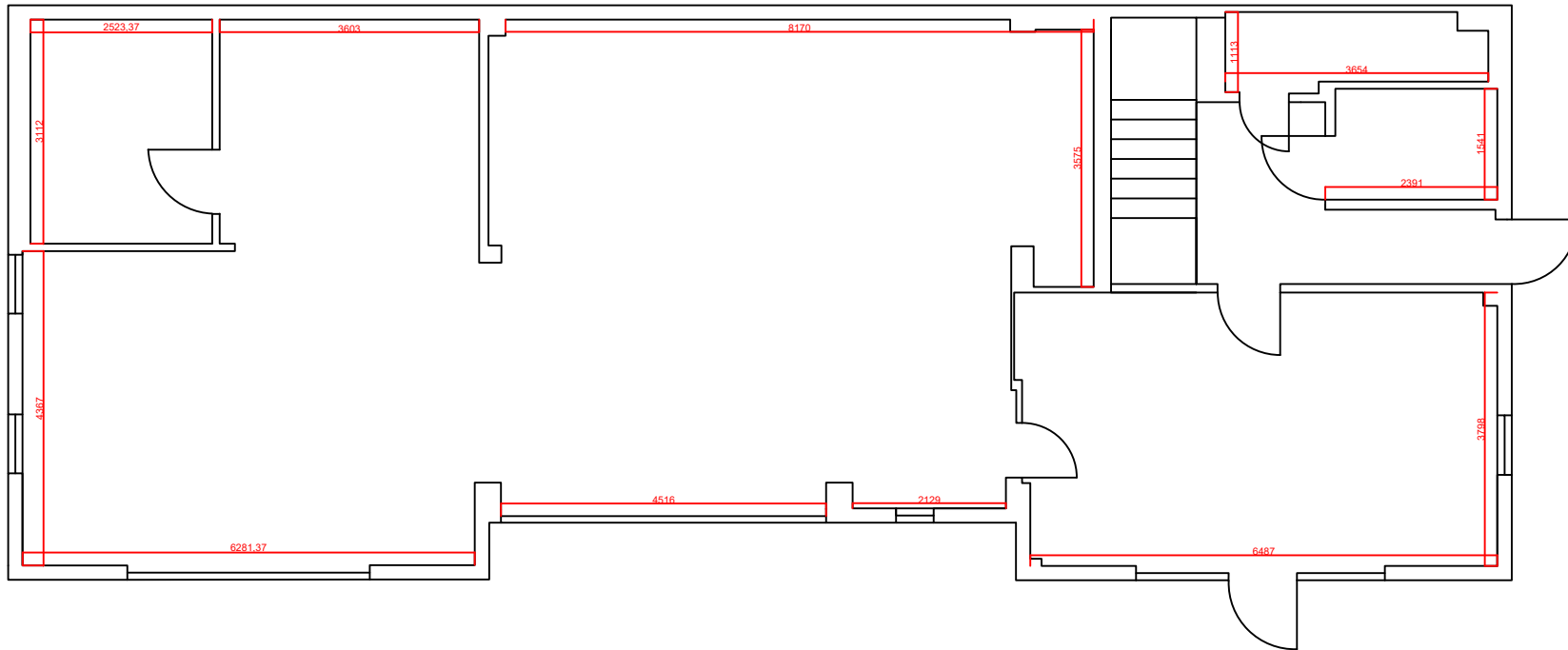
Date: **SEPT 22** Scale: **1:100@A4** Drawn: **RH**

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| P22-2392-PO168UT-01-2002 | S 02 |

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Client:
Julian Dyer

Location:
**South Barn Cams Hall Estate,
Fareham,
PO16 8UT**

Project:
Floor Plans

Drawing Title:
Ground Floor

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|-------------------------|---------------------------|---------------------|
| Date: SEPT 22 | Scale: 1:100@A4 | Drawn: RH |
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| Drawing No: P22-2392-PO168UT-00-2001 | Revision: S 02 |
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