

TO LET  
2,723 SQ FT

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**

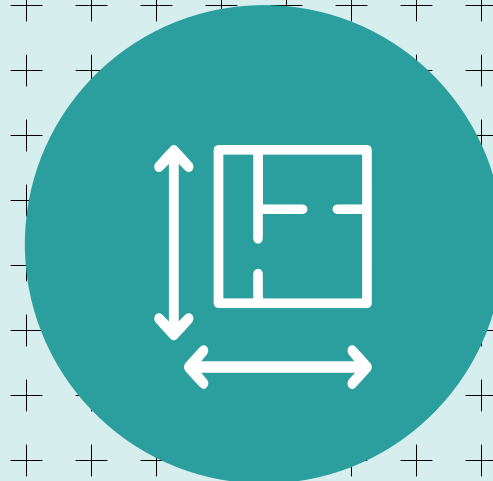
## SOUTH BARN

# DESCRIPTION

**South Barn is an attractive self-contained, two storey office building set within a Conservation Area. The building is accessed via an attractive open plan ground floor office area. 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, landing, and an open plan office area with a Board room and kitchen. Both the ground and first floors have wall mounted air conditioning units together with gas fired central heating, cable trunking, and surface mounted LED lighting.

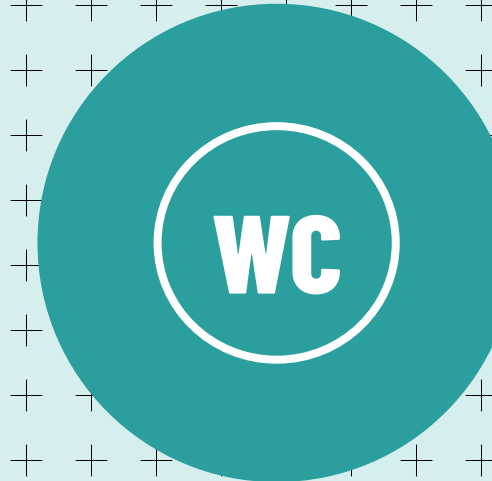
The property has fibre connectivity capable to 10 meg connectivity, subject to separate supplier quote. Externally there are 14 car spaces.



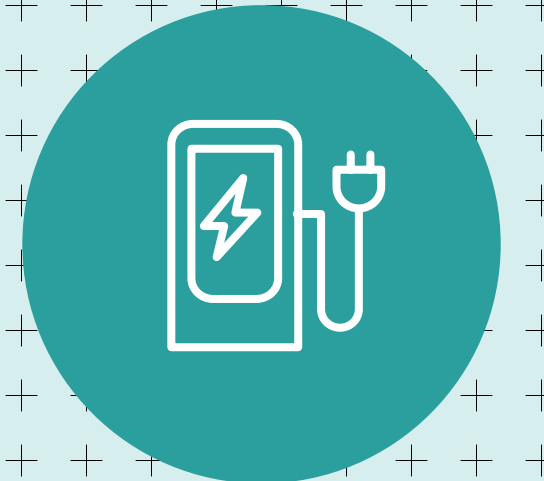
**OPEN PLAN**



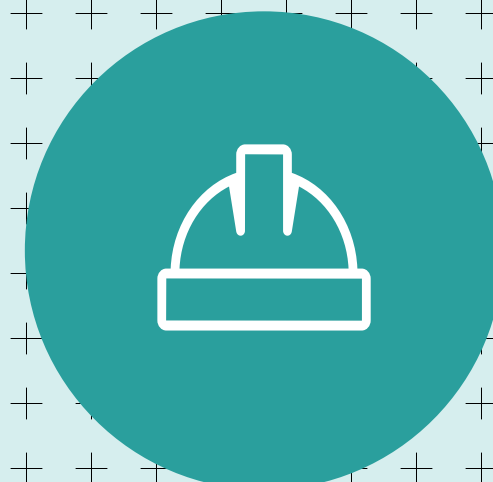
**KITCHEN**



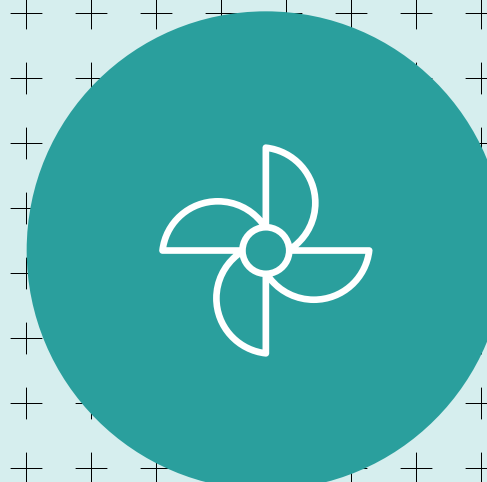
**MALE & FEMALE  
WCs**



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



**RECENTLY  
REFURBISHED**



**COMFORT COOLING**

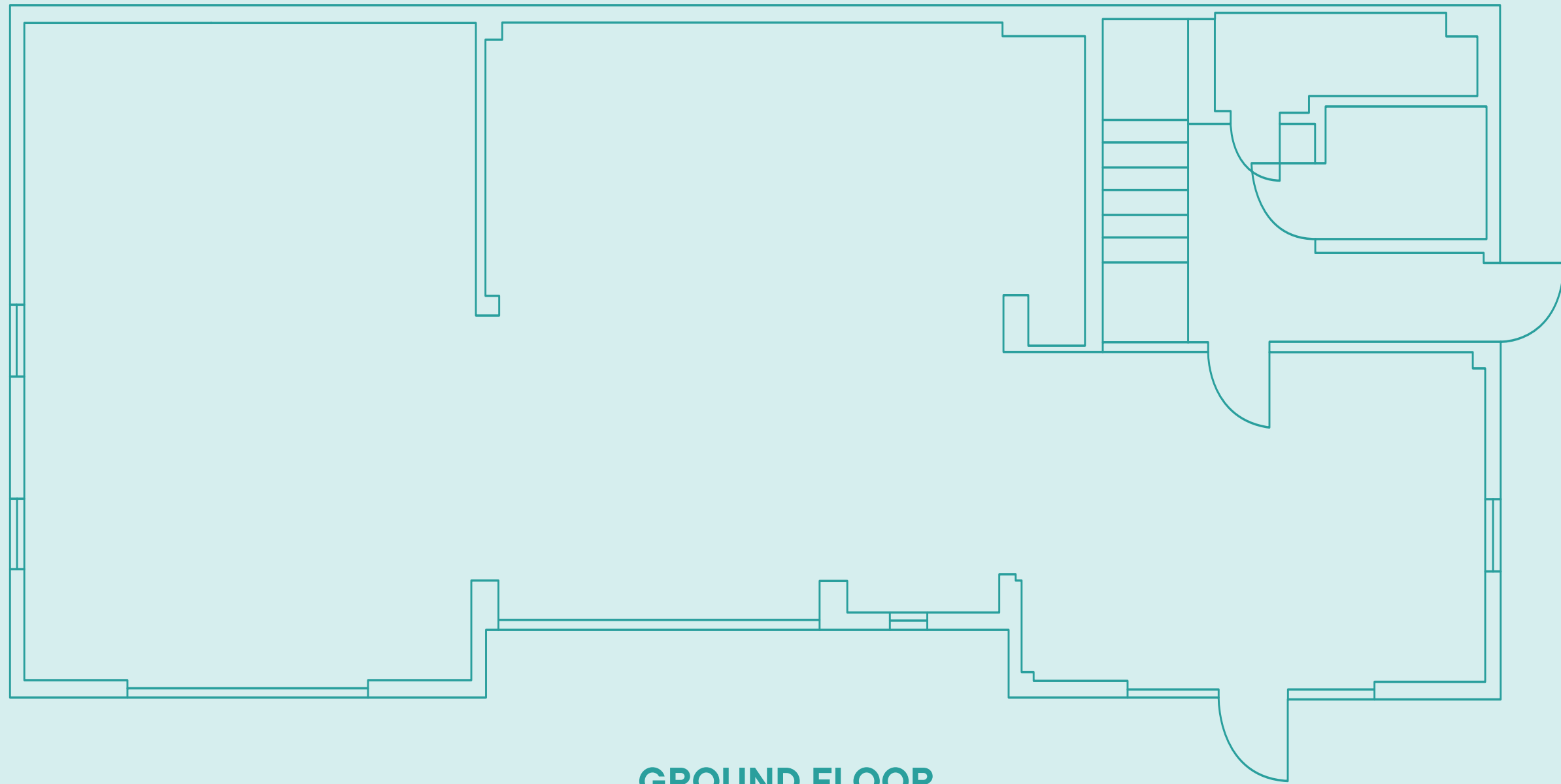


**GAS FIRED CENTRAL  
HEATING**

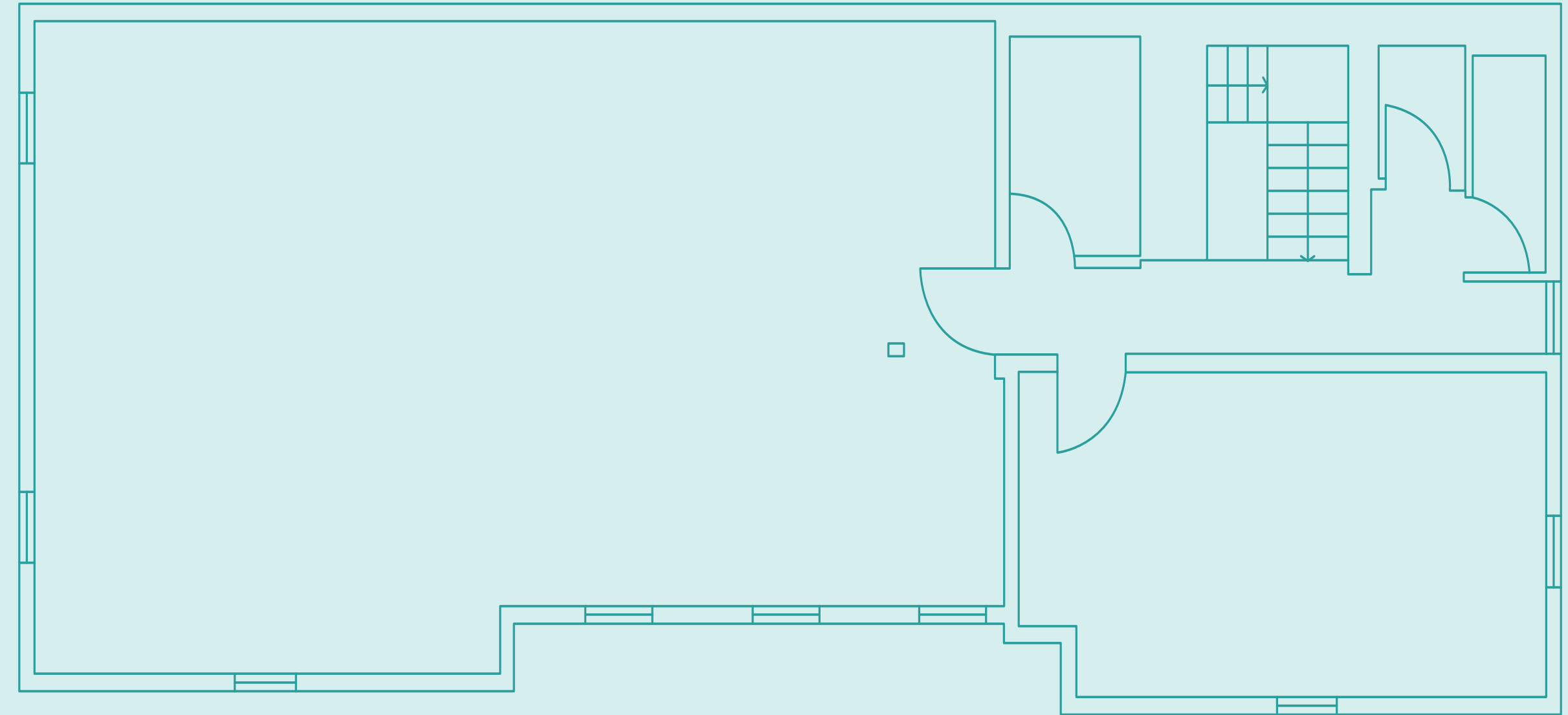


**14 CAR SPACES**

# FLOOR PLANS



**GROUND FLOOR**  
**131.39 SM (1,414 SQ FT)**



**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

£57,183 per annum.



#### ESTATE SERVICE CHARGE

£2,240 per annum (£1.19 psf).



#### BUSINESS RATES

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



#### EPC RATING

TBC.



#### VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent.



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