

TO LET
3,445 SQ FT
(320.01 SQ M)

CAMS HALL ESTATE, FAREHAM, PO16 8UT

THE GRANARY

CAMS HALL ESTATE



LOCATION



Location	Drive Times
M27 Junction 11	2 mins
Fareham Railway Station	12 mins
Portsmouth	20 mins
Petersfield	28 mins
Southampton	32 mins

UNDER 1 MILE

from M27, J11

THE GRANARY: CAMS HALL ESTATE

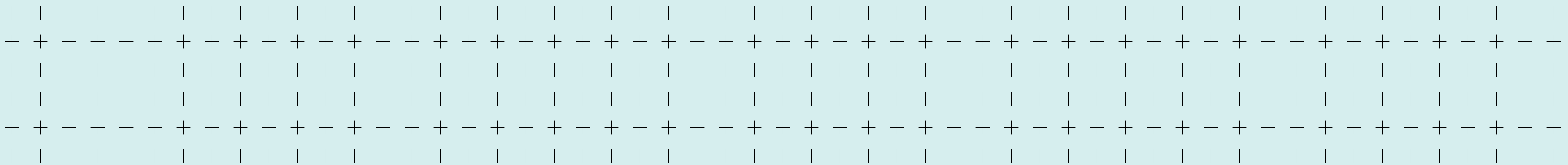
DESCRIPTION

The Granary is a recently refurbished, unique detached period Grade II Listed two storey office building set within the Home Farm courtyard.

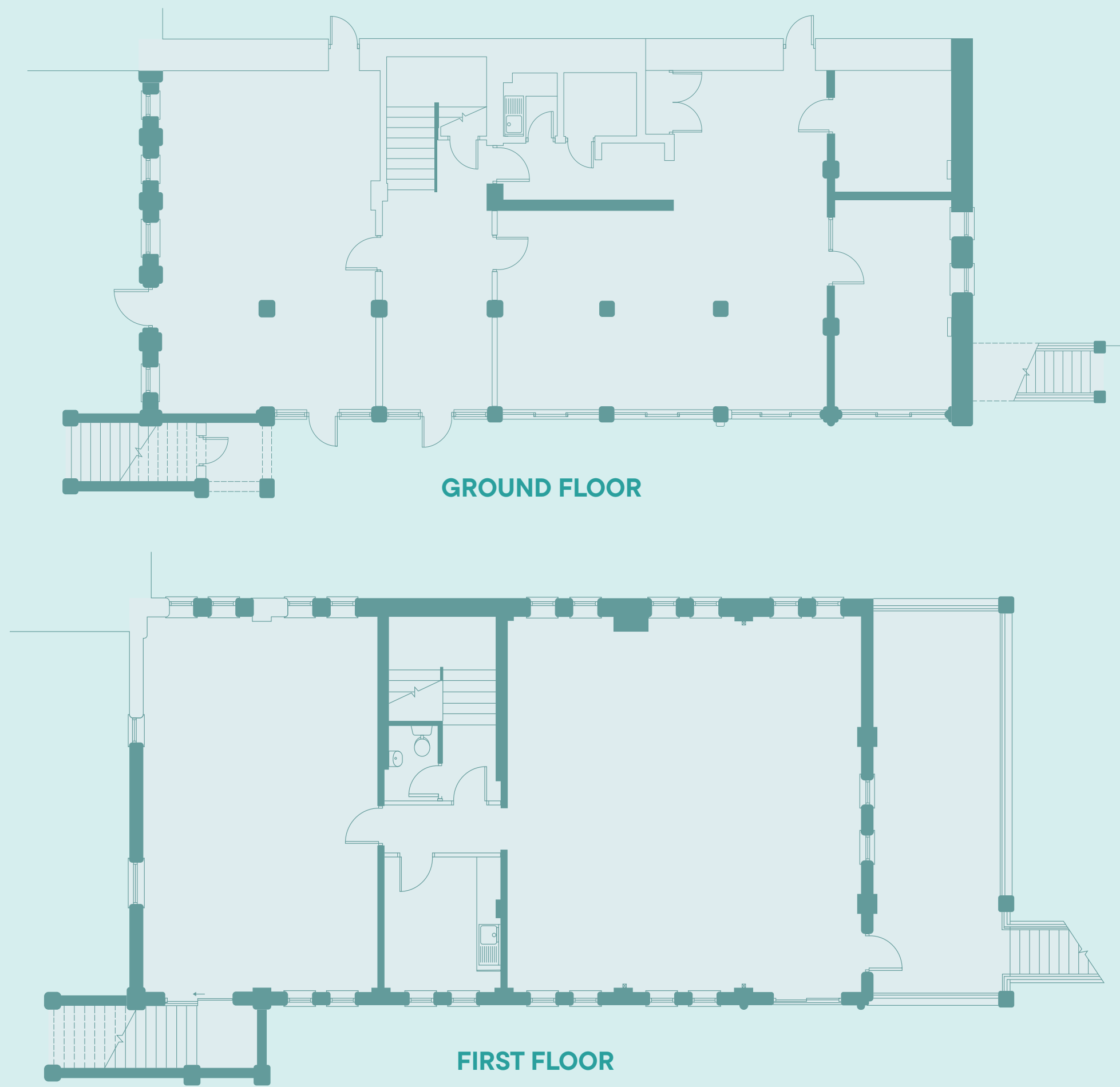
The Granary benefits from a newly installed Variable Refrigerant Flow (VRF) air conditioning system, providing highly energy-efficient heating and cooling throughout. When paired with a renewable energy supply, this system supports the potential for the building to operate at net-zero carbon. In addition there are new LED lighting with integrated daylight and motion sensors further enhances energy performance and reduces environmental impact.

The accommodation is redecorated throughout with new carpets and provides a mix of open plan office spaces, W.C's and kitchens on both floors and a roof terrace. There is an external area for bike storage and under cover communal bin stores. The building benefits from 18 allocated car spaces

+ +
+ +
+ +



FLOOR PLAN



Floor plans not to scale, for indicative purposes only
Measured to RICS International Measurement Standards (IPMS3)

SPECIFICATION



OPEN PLAN



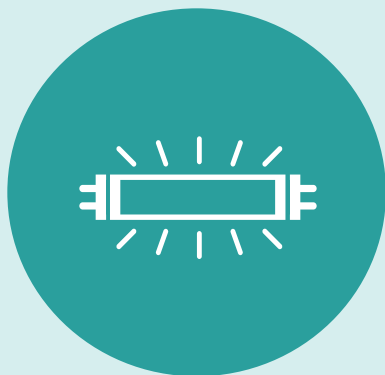
KITCHEN



NEW AIR
CONDITIONING



RECENTLY
REFURBISHED



NEW LED
LIGHTING



MEETING
ROOMS



MALE & FEMALE
WCs



ROOF
TERRACE



18 CAR
SPACES



CLOSE
PROXIMITY
TO THE M27
(JUNCTION 11)



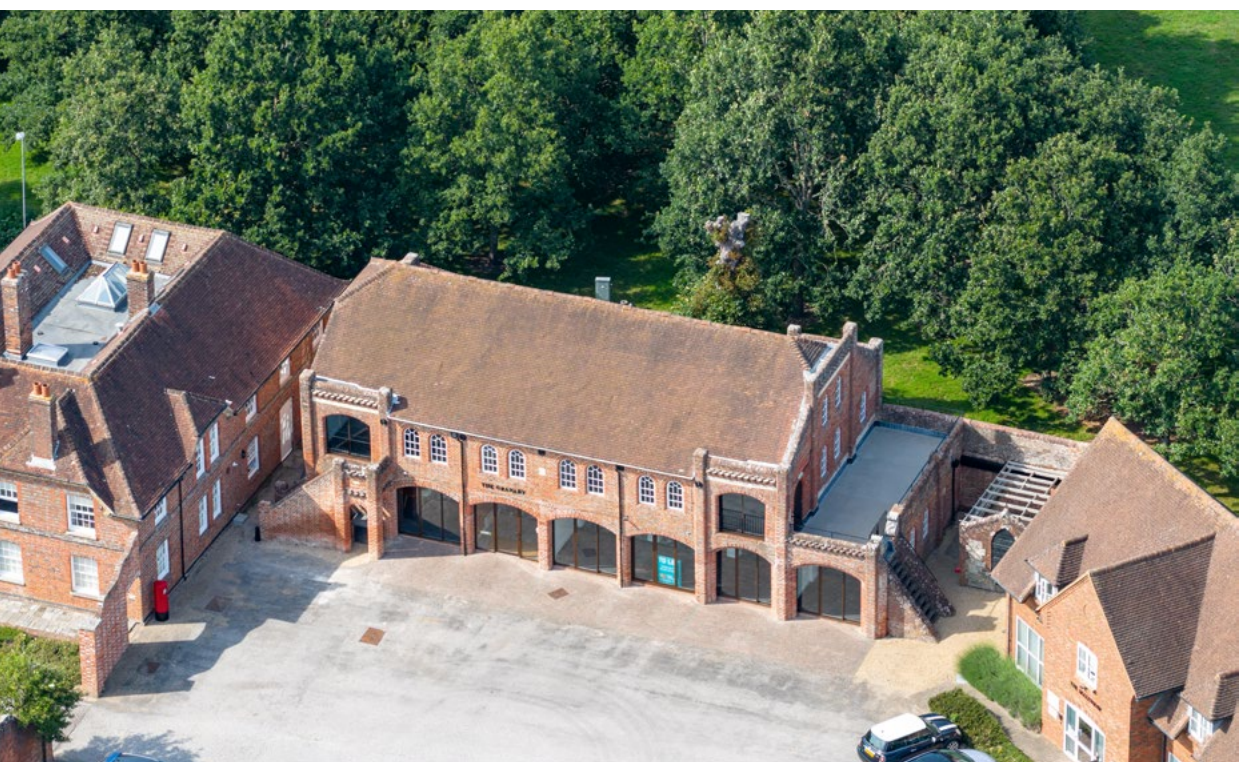
NEW
LEASE



EPC RATING
B

ACCOMMODATION

ACCOMMODATION	SQ FT	SQ M
GF Reception	279	25.93
GF Office	1,557	144.69
GF Kitchenette	26	2.40
Total GF	1,862	173.03
FF Offices	1,480	137.46
Kitchen	103	9.52
Total FF	1,582	146.99
Total	3,445	320.01
Roof Terrace	310	28.77



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 lease is available on terms to be agreed.



RENT
£66,880 per annum exclusive



BUSINESS RATES
Interested parties are advised to make their own enquiries to Fareham Borough Council.



SERVICE CHARGE
Further details on request.



EPC RATING
EPC rating B.



VIEWING & FURTHER INFORMATION
Strictly by appointment with the sole agent.



Property owned by The Connaught Trust.



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