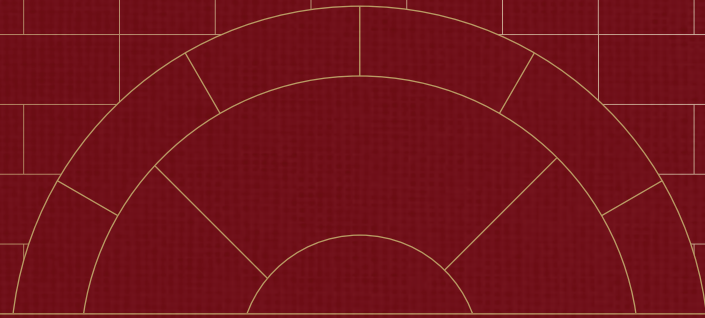


AWARD WINNING SINGLE STOREY OFFICE
WITHIN A PRIVATE WALLED GARDEN WITH
A DEDICATED CAR PARK



HEATON HOUSE

CAMS ESTATE, FAREHAM, HAMPSHIRE PO16 8AA



**Vail
Williams**

TO LET
263.66 sm
(2,838 sqft)

LOCATION

Heaton House is situated on the 220 acre Cams Estate, an established and successful business park. Set in a beautiful award winning landscaped Conservation Area, within the immaculate grounds of the 17th Century and Grade 2 Listed Cams Hall. The campus benefits from stunning surrounds including the adjoining 27- hole golf complex and outstanding views to Portsmouth Harbour. On site facilities include the Dovecote Eatery and Cams Mill restaurant.



CONNECTIVITY



ROAD

M27 Junction 11	2 mins
Portsmouth	10 mins
Southampton Airport	25 mins
Bournemouth Airport	46 mins
London Heathrow Airport	80 mins



RAIL- FROM FAREHAM

Fareham Train Station	5mins
Southampton Central	20 mins
Portsmouth Harbour	22 mins
Southampton Airport	29 mins
London Waterloo	1 hour 38 mins



HEATON HOUSE

HEATON HOUSE IS A STUNNING SINGLE STOREY PALLADIAN OFFICE SET IN A PRIVATE WALLED GARDEN.

Converted from an 18th century potting shed, its grade 2 listed frontage has been converted into a spacious reception area. This leads to a modern curtained walled office suite with aspects onto secluded private grounds which include an ornamental lily pond, herbaceous borders and rose garden. The site comprises over half an acre and is bounded on one side by a crinkle-crankle wall of historic importance.

Comprising 2,838 square feet of flexible, well-appointed offices, Heaton House has access flooring and category 5 cabling throughout. Its private car park is designed for at least 18 cars and the premises include a two storey bothy of over 500 square feet for storage.

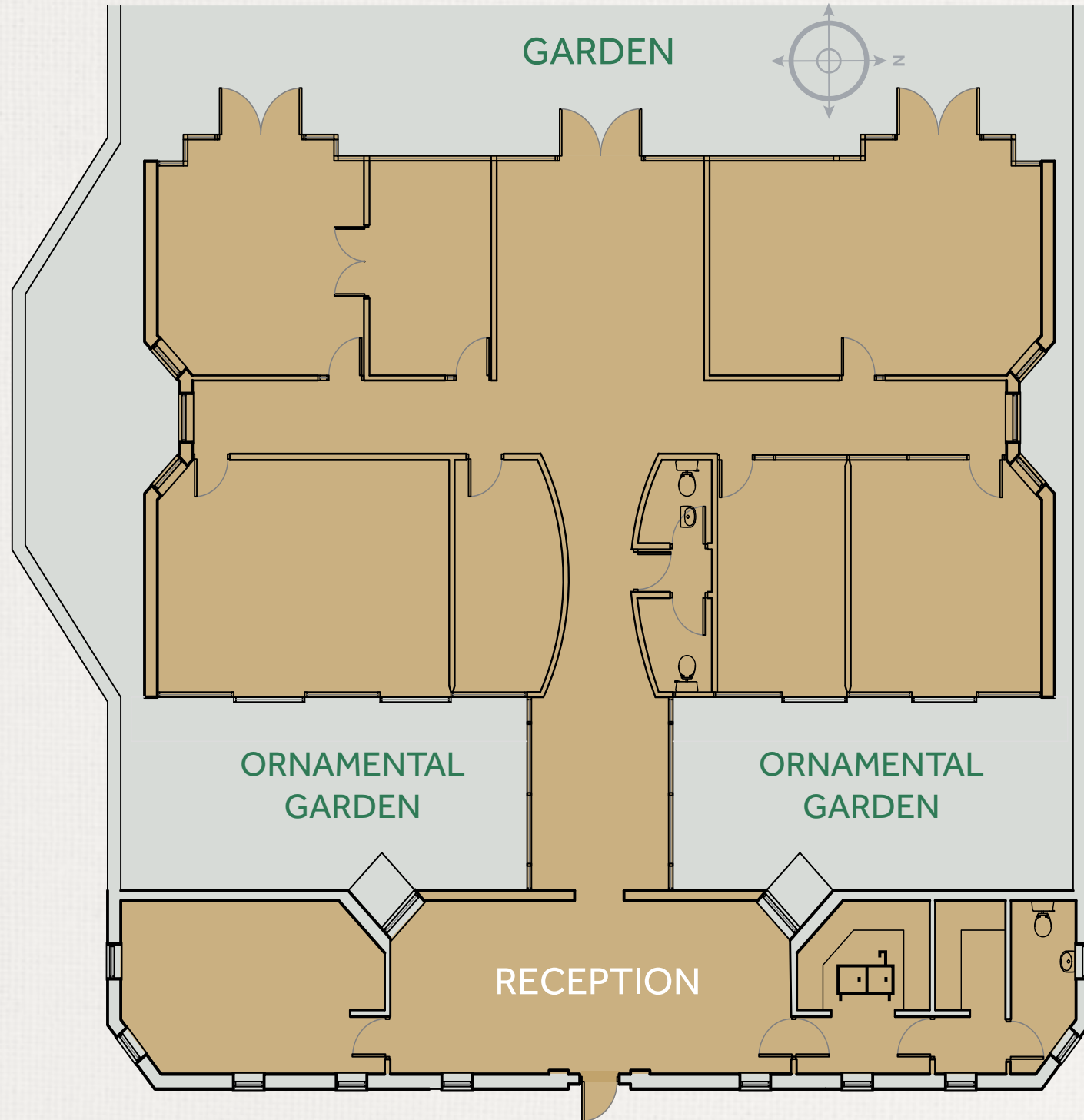
The office space is currently divided into 7 offices but the partitions are demountable and can be adapted to suit alternative lay-outs. There is a storage area which also has potential to be converted to office space.

Set in the majestic grounds of the Cams Hall Business Park, Heaton House is adjacent to The Club at Cams Hall Estate - a golf club with an exceptionally well appointed health suite. In addition to the on-site facilities there is easy access to Fareham Town Centre and the M27 motorway.



ACCOMMODATION

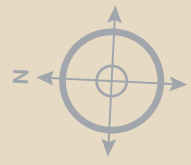
ACCOMMODATION SCHEDULE GROUND FLOOR:
263.66 sm (2,838 sqft)



Approximate measurement to RICS International
Property Measurement Standard 3 (IPMS3)







CAMS HALL

CAMS BAY

GLANVILLES SOLICITORS

HEATON HOUSE

COASTAL WALK

THE DOVECOTE EATERY

CAMS MILL PUB & DINING

COBWEB SOLUTIONS

HUGHES & SALVIDGE

SOLID SOLUTIONS

AZETS - ACCOUNTANTS & BUSINESS ADVISORS

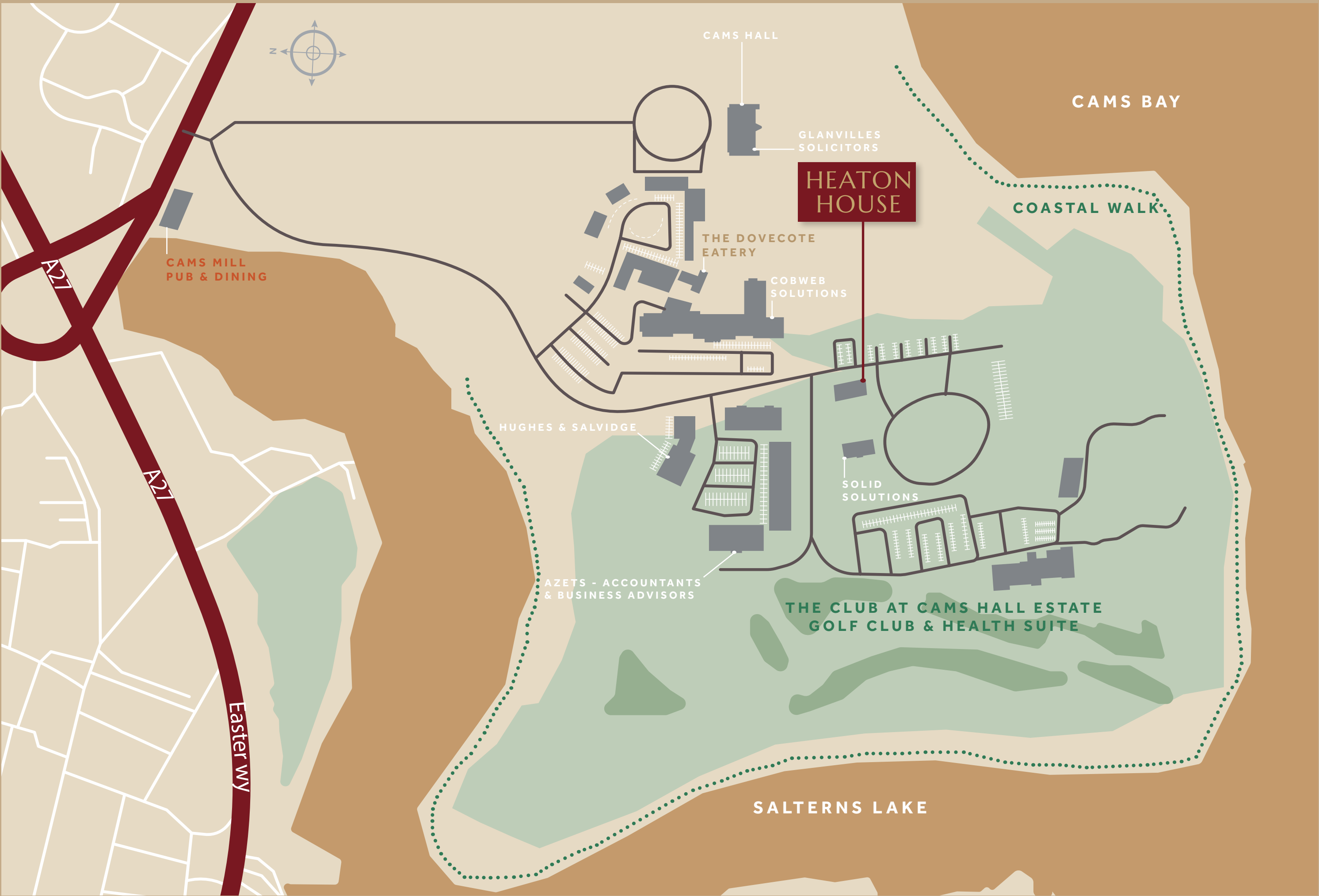
THE CLUB AT CAMS HALL ESTATE GOLF CLUB & HEALTH SUITE

SALTERNS LAKE

A21

A27

Easter Wy



TERMS

TERMS

A new 15 year Full repairing & Insuring lease.

RENT

£75,000 per annum exclusive of estate service charge, Building Insurance, utilities and VAT, payable quarterly in advance. Annual RPI rent reviews.

BUSINESS RATES

The rateable value is £46,000. Rates payable £22,954 for the year commencing 1st April 2024.

* You are advised to make your own enquiries regarding business rates payable with Fareham Borough Council before committing to a lease.

ESTATE SERVICE CHARGE

Estimated £250 per quarter.

ORNAMENTAL GARDEN

Approximately £950 per month.

BUILDING INSURANCE

£1,113 for year commencing 1st May 2024.

VAT

Elected.

AML

In accordance with AML regulations, the successful tenant will be required to provide confirmation of the source of funding along with two forms of identification prior to exchange.

EPC

EPC rating of C (57)



**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING
PLEASE CONTACT**

Russell Mogridge

07815 737 175

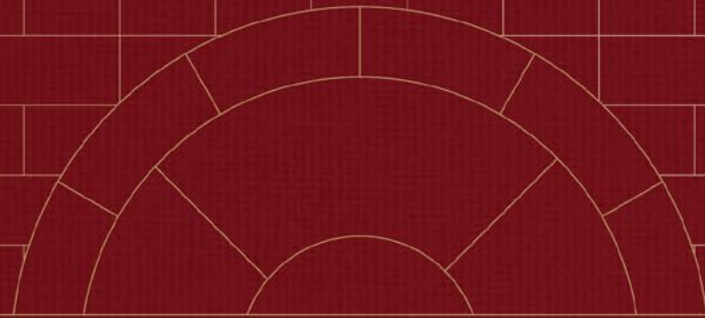
rmogridge@vailwilliams.com

Oliver Hockley

07557 504 952

ohockley@vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on JUNE 2024. Brochure Designed by UPPERLOOK



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