

# WEST FARM HOUSE, CAMS HALL ESTATE, FAREHAM PO16 8UP



## TWO STOREY DETACHED PERIOD OFFICE TO LET



**3,323 sq.ft (308.71 sq.m) Net Internal Area**

### KEY FEATURES

- 17 allocated car parking
- Open plan with executive offices
- Quick motorway access

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## LOCATION

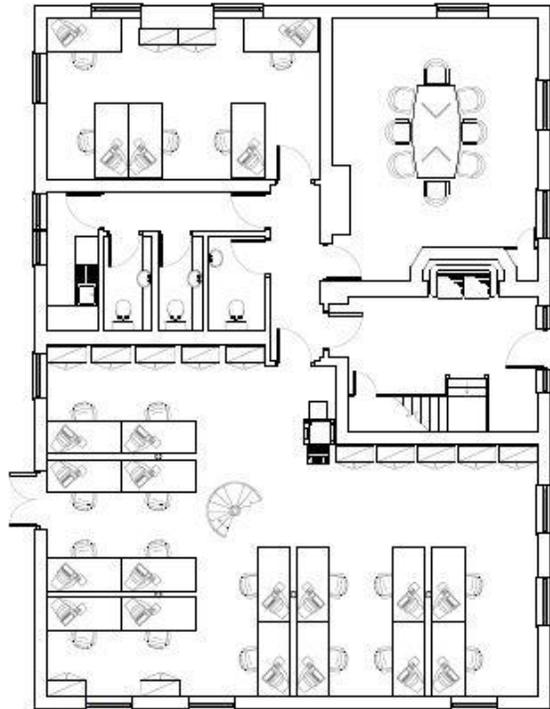
Cams Estate is an established business park set in a beautifully landscaped environment within the grounds of the 18<sup>th</sup> Century Cams Hall.

Occupiers on the park include Serverhouse, Taylor Made Computer Solutions, Wilkins Kennedy and Glanvilles Solicitors.

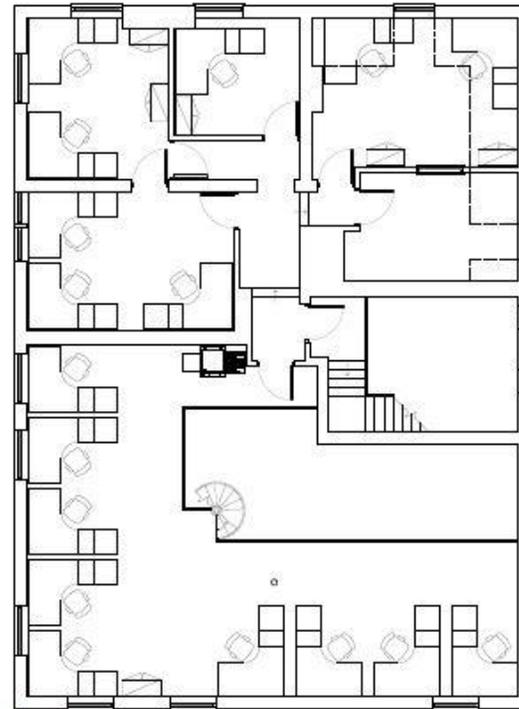
The Park offers excellent communication links to the M27 via J11 together with the A3(M) and A27.



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GROUND FLOOR



FIRST FLOOR



NIA:  
Ground floor = 172.2 m<sup>2</sup>  
First Floor = 147.6 m<sup>2</sup>

Name		Number		By		Date	
<b>Hughes Ellard</b>							
Name							
HUGHES ELLARD							
Project							
WEST FARM HOUSE, CAMS HALL ESTATE, FAREHAM, PO16 8UP							
Content							
EXISTING PLANS							
Scale				Date			
1:100@A3				JAN 2018			
Project no.	Location	Rep/Rev	Drawn	Check	Scale		
KAD	01	A	EX	.			



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## DESCRIPTION

This former farmhouse serving Cams Hall Estate offers unique stylish period accommodation with a welcoming ground floor double height reception area, large executive offices with tall ceilings and large sash windows providing plenty of natural light, combined with an open plan galleried wing, meeting modern office occupancy requirements.

There are ground floor toilets and kitchen. The property has its own car park capable of parking approximately 10 cars. In addition, there are a further 7 car spaces located a short walk away.

## TENURE

Leasehold.

## TERMS

A new full repairing and insuring lease for a term to be agreed.

## RENT

£63,000 per annum exclusive of rates, buildings insurance, service charge and VAT, if applicable.

## ESTATE SERVICE CHARGE

For the upkeep of Cams Hall Estate the estate service charge is £2,320 per annum exclusive of VAT for the current financial year. Includes shared refuse disposal.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
First	1310	121.71
Ground	1809	168.03
Kitchen	47	4.34
Reception	140	13.00
<b>Total Approx. NIA</b>	<b>3323</b>	<b>308.71</b>

## EPC RATING

C(73)

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £36,500. However, we would advise an interested party to confirm the accuracy of this information.

## 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**

**July 2018**

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