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Quote Reference: Boxpod



**THE GRANARY CAMS HALL ESTATE, FAREHAM, PO16
8UT**

OFFICE TO LET
3,344 SQ FT (310.67 SQ M)





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Summary

Grade II Listed Office

Available Size	3,344 sq ft
Rent	£62,000 per annum
Rateable Value	£49,750
Estate Charge	£1,680 per annum Recoverable from the tenant.
EPC Rating	EPC exempt - Listed building

- Period Building
- Self Contained
- Fitted Space
- 18 Car Parking Spaces
- Roof Terrace
- New Lease
- Immediately Available



Location



**The Granary Cams Hall Estate,
Fareham, PO16 8UT**

The Cams Estate is conveniently located just off Junction 11 of the M27 providing quick and convenient access to both town centre shopping facilities, mainline railway station and motorway corridors. The estate has first class facilities with onsite Cafe and Golf Course. The estate is well maintained and provides an attractive working environment.





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Further Details

Description

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

The building is accessed directly from the courtyard with a generous reception area with offices leading off. The ground floor has a large meeting boardroom together with mix of cellular and open plan offices, kitchen and disabled WCs.

Stairs lead to the first floor which also has a mix of cellular and open plan office areas with a second kitchen and WC. The first floor benefits from a roof terrace. The building benefits from 18 car spaces, 8 of which are located immediately to the front of the building.

Accommodation

The accommodation comprises of the following Net Internal Area:

Name	sq ft	sq m
Ground	1,734	161.09
1st	1,610	149.57
Total	3,344	310.66

Viewings

Strictly by appointment through the sole agents.

Terms

A new lease is available on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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Enquiries & Viewings



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