

# GROUND FLOOR, DELME PLACE, CAMS HALL ESTATE, FAREHAM PO16 8UX



## GROUND FLOOR OFFICE SUITE TO LET



**2 863 sq.ft (266 sq.m) Net Internal Area**

### KEY FEATURES

- Comfort cooling
- Open plan office area
- Full access raised floors
- 15 Car spaces



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## LOCATION

Delme Place 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 17<sup>th</sup> Century and Grade 2 Listed Cams Hall. Occupiers include Wilkins Kennedy Accountants and Glanvilles Solicitors.

The campus benefits from stunning surrounds including the adjoining 27 hole golf complex and outstanding views to Portsmouth Harbour. On site facilities include the Buffet Car cafeteria and Cams Mill restaurant.



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## DESCRIPTION

Delme Place was constructed in the late 1990s. It comprises a modern two-storey building. Designed around three wings, Delme 1, 2 and 3, the property has its own dedicated car parking.

The ground floor office suite is available to let benefitting from the following amenities:

- Comfort Cooling and Gas fired central heating
- Access raised floors for voice, data and power
- Light and Airy
- Allocated car parking for 15 cars

## TENURE

Leasehold. A new full repairing and insuring lease is available on flexible lease terms.

## RENT

£60,150 per annum exclusive of rates, service charge and VAT.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Office	2 863	266

## EPC

To be assessed.

## BUSINESS RATES

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**  
**April 2019**

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