

01329 221199

eddisons.com

OFFICE – TO LET

Eddisons

6 Month Rent Free Incentive



Suite 3, Faretec, Carnac Court, Cams Hall Estate, Fareham PO16 8UY

£14,500 per annum

76 sq m (819 sq ft)

- To Let
- Cams Hall Estate
- Allocated Parking
- Excellent Transport Communications (M27) / Fareham Train Station

LOCATION

Faretec is situated on the historic Cams Hall Estate, a 400 acre business park and 18-hole golf course set in landscaped costal environment.

The property benefits from excellent transport communications with junction 11 of the M27 a mile to the north and Fareham Train Station with a direct line to London Waterloo approximately 10 minutes away by car.

Nearby occupiers include; Azets, Low Carbon Construction PLC, Blueprint Recruitment Solutions and Bupa.

DESCRIPTION

The property is accessed via a shared reception and comprises a ground floor office suite incorporating a suspended ceiling with LED lighting, heating and cooling via ceiling mounted air conditioning cassettes and floor boxes. Shared kitchen and toilet facilities are provided in addition to 4 allocated car parking spaces. The suite benefits from a fibre data connection.

ACCOMMODATION

The property has the following approximate area on a Net Internal Area basis:

76 sq m (819 sq ft)

RENT

The office is available to let on terms to be agreed at a commencing rental of £14,500 per annum exclusive. **A 6 month rent free incentive is available, subject to satisfactory lease terms.**

VAT

The property is VAT elected.

BUSINESS RATES

£14,250. For further information of business rates please refer to the local rating authority.

SERVICE CHARGE

Further details available on request.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

D (78).

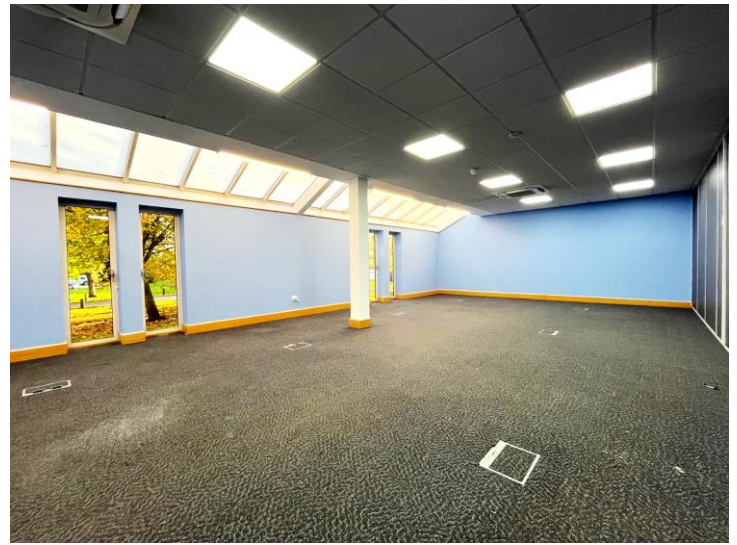
VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison

Nick Holtby
01329 221199
nicholas.holtby@eddisons.com

Ref: 011123NH
Date : 01/11/23



For more information, visit eddisons.com
01329 221199

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons