



**FAREHAM**

# DELME Place

**COMMUNICATIONS**

M27 J11	1 mile
A3(M)	6 miles
Fareham Railway Station	2 miles
Southampton Airport	14 miles
Portsmouth	6 miles

[www.delmeplace.com](http://www.delmeplace.com)



Hughes Ellard, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hughes Ellard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Produced by Norman Hand [www.property-marketing-support.co.uk](http://www.property-marketing-support.co.uk)

**PRESTIGIOUS OFFICE SUITES TO LET**  
Delme Place, Cams Hall Estate, Fareham, Hampshire PO16 8UX

# DELME *Place*

**Delme Place is situated on the 220 acre Cams Estate, an established and successful business park. Set in a beautifully, award winning landscaped Conservation Area, within the immaculate grounds of the 17th Century and grade 2 listed Cams Hall.**

The Office 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' catering facility providing a range of hot & cold food and drink, a restaurant at the Cams Golf Club and meeting facilities at the Cams Hall .

The estate has second to none internet connectivity from high bandwidth fibre connectivity via it's two on-site 'ISP's', Newnet and Cobweb and is home of Service House internet hub.

There is 150,000 sq ft of office space on the estate with occupiers including, Glanvilles Solicitors, CW Fellows Accountants & Taylor Made IT Solutions.

## DESCRIPTION

Delme Place was constructed in the late 1990's. It comprises a modern two-story building capable of single or multi-occupancy. Designed around three wings, Delme 1,2 and 3, the property has its own dedicated car parking. This is a world class communications facility.

The park offers excellent communications links to the M27 via junction 11 together with the A3(M) and A27 and is just 1 mile from Fareham Town Centre.



## FEATURES

- Comfort Cooling
- Open plan office area
- Gas fired central heating system
- Full access raised floors
- Passenger lifts
- Ground and first floor WC's
- Suspended Ceilings and recessed Cat II lighting
- Beautifully landscaped environment

## TERMS

A new Full repairing & Insuring lease is available on a flexible terms, rent on request.

## LEGAL COSTS

Both parties to meet their own legal costs involved in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to the successful applicant as soon as is practicable.



**PRESTIGIOUS OFFICE SUITES TO LET**

Delme Place, Cams Hall Estate, Fareham, Hampshire PO16 8UX