

FIRST FLOOR OFFICE SUITE – **PROMINENCE TO THE LONDON ROAD A30!!**

478 FT²

(44.41 M²)

£15.70 ft²

**4b PRIORY COURT, TUSCAM WAY, YORKTOWN
BUSINESS PARK, CAMBERLEY, SURREY GU15 3YX**



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- ▶ **Modern Office Building**
- ▶ **Open Plan Offices**
- ▶ **Kitchen and Toilet**
- ▶ **2 Designated Parking Spaces**
- ▶ **Light and Airy Accommodation**
- ▶ **Visual Presence to the London Road A30**
- ▶ **Walking Distance to Blackwater Railway Station**
- ▶ **Door Entry System**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are situated on the Yorktown Industrial Estate approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Ashford line, and has dedicated trains running to Gatwick.

The premises are also within walking distance of Next with it's Costas, Tescos and Marks & Spencers as well as local shopping in Blackwater.

DESCRIPTION

A two storey office building constructed of brick under a pitched tiled roof, which forms part of a pleasant landscaped courtyard. We are offering the first floor of the building available on new lease terms.

ACCOMMODATION

Approximate floor areas calculated on a net useable basis as follows:

| | | |
|-------------|---------------------|----------------------|
| First Floor | 478 ft ² | 44.41 m ² |
|-------------|---------------------|----------------------|

AMENITIES

- Modern office building
- 2 designated parking spaces
- Suspended ceilings with inset fluorescent lighting
- Toilet facilities to each floor
- Door entry system
- Gas heating by radiators
- Walking distance to Blackwater railway station

TO LET

The premises will shortly offer vacant possession, and are available on new lease terms by agreement, at a rent of £15.70 ft (£7,500 pax). Please note that the rent excludes all other outgoings and VAT.

LEGAL COSTS

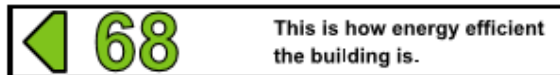
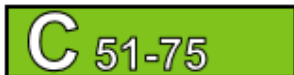
Each party to pay their own legal costs in the matter.

BUSINESS RATES

The premises have a Rateable Value of £5,600 approximately £2,750 for the year 2019/2020, however, under the provisions of the small business rates relief scheme, if this is to be your only business premises, then you will benefit from 100% rates relief.

SERVICE CHARGE An annual service charge of £1800.00 plus VAT, this includes the site service charge contribution, water, cleaning to common areas, maintenance of the intruder and fire detection system. The electricity and gas is charged at an additional rate of £20 plus VAT per week.

ENERGY PERFORMANCE CERTIFICATE (EPC)



DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road, at the third set of traffic lights filter and turn right into Stanhope Road, at the mini roundabout turn left into Tuscam Way. Priors Court is straight ahead of you.

VIEWING

Strictly by appointment with the **Sole Agent:**

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REF
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