

MODERN GROUND AND FIRST FLOOR OFFICES WITH PARKING

FOR SALE FREEHOLD

1,075 ft² (100 m²)

5 MINSTER COURT, TUSCAM WAY, CAMBERLEY, GU15 3YY

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Farnborough
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- ▶ **7 Reserved Parking Spaces**
- ▶ **Double Access Doors**
- ▶ **Pleasant Courtyard Scheme**
- ▶ **Gas Heating**
- ▶ **Kitchenette**
- ▶ **Walking Distance to Tesco, Marks & Spencers and Next**

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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

Minster Court is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill line including Farnborough and Guildford stations, and has a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next and Marks & Spencers, with all three shops having café facilities.

DESCRIPTION

A modern semi-detached two-storey office building set within a pleasant office courtyard scheme. The building is of brick construction under a pitched tiled roof, with the benefit of 6 reserved parking spaces.



ACCOMMODATION

The approximate floor areas are as follows:

Ground Floor	532 ft ²	49.42 m ²
First Floor	543 ft ²	50.45 m ²
Total	1,075 ft²	100 m²

AMENITIES

- Mainly open plan offices
- 7 reserved parking spaces
- Security barrier to development-not currently in use
- Suspended ceilings with Inset lighting
- Kitchenette
- Disabled toilet on ground floor and a further toilet at first floor
- Gas heating by radiators
- Walking distance to Blackwater railway station

FOR SALE

Offers invited in the region of £285,000 freehold interest with vacant possession.

VAT

VAT is chargeable on the sale price.

LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

SERVICE CHARGE For the upkeep of the estate i.e. landscaping etc. circa £500 per annum exclusive.

BUSINESS RATES

Rateable Value £13,000

Uniform Business Rate (20/202) 1 51.2p/£

Rates payable £6,656

Please note that if this is your only commercial property it will qualify for tapered relief for rateable values between £12,001 and £15,000 which ranges from 100% to 0. Interested parties should make their own enquiries with Surrey Heath BC

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Valley Road, at the third set of traffic lights filter and turn right into Stanhope Road, turn second left (mini roundabout) into Tuscam Way, and Minster Court will be found on your right hand side.

ENERGY PERFORMANCE RATING (EPC)

72/C

81-75

C

72 | c



VIEWING

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

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REF

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