

# FIRST FLOOR OFFICES WITH PARKING TO LET OR BUILDING FOR SALE FREEHOLD

**\* FIRST FLOOR NOW REFURBISHED**

1,256 - 2,380 ft<sup>2</sup> (116.6 – 221.1 m<sup>2</sup>)

**9 MINSTER COURT, TUSCAM WAY, CAMBERLEY,  
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- ▶ **12 Reserved Parking Spaces**
- ▶ **Double Access Doors**
- ▶ **Pleasant Courtyard Scheme**
- ▶ **Mix of Electric/Gas Heating and Air Cooling**
- ▶ **Kitchenette**
- ▶ **Walking Distance to Costas, Marks & Spencers, Next, Tesco's**

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## 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, Costas and Marks & Spencers, and their café facilities.

## DESCRIPTION

A modern 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 12 reserved parking spaces.



## ACCOMMODATION

The approximate floor areas are as follows:

Ground Floor	1,124 ft <sup>2</sup>	104.4 m <sup>2</sup>	-	6 Parking Spaces
First Floor	1,256 ft <sup>2</sup>	116.6 m <sup>2</sup>	-	6 Parking Spaces
<b>Total</b>	<b>2,380 ft<sup>2</sup></b>	<b>221.0 m<sup>2</sup></b>	-	<b>12 Parking Spaces Overall</b>



## AMENITIES

- Freehold option available
- Open plan offices
- 12 reserved parking spaces
- Security Gate to development
- Suspended ceilings with Inset lighting
- Kitchenette
- Male and female toilet facilities
- Walking distance to Blackwater railway station

**LEASE** New lease terms by agreement.

## RENT

A rent for the vacant first floor of £18 ft<sup>2</sup>, an annual figure of £22,608 pax.

## FOR SALE\*

Our clients will consider selling their freehold interest with further information on application, please note that the ground floor is now let until the 30<sup>th</sup> April 2029 at an annual rent of £20,232 pax.

## VAT

VAT is chargeable on both the rent and the sale price.

## LEGAL COSTS

Each party to cover their own legal costs.

**SERVICE CHARGE** For the first floor, a figure of £3,514.48 plus VAT which covers various items with full details on application.

**BUILDINGS INSURANCE** For the first floor, a figure of £650.90 plus VAT.

**BUSINESS RATES** First floor a rateable value of £18,500 which will equate to rates payable of approximately £9,000. The ground floor of the building has a rateable value of £22,500 which will equate to rates payable of approximately £11,000. However, we advise interested parties to make their own enquiries to Surrey Heath Borough Council on 01276 707100.

### 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, turn second left (mini roundabout) into Tuscam Way, and Minster Court will be found on your right hand side.

### FURTHER INFORMATION AND VIEWING ARRANGEMENTS:

By appointment with the **Joint Sole Agents:**

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**REF**  
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