

FIRST FLOOR OFFICES

805 FT² (74.78 M²)

FIRST FLOOR 2 PRIORY COURT, TUSCAM WAY, YORKTOWN INDUSTRIAL ESTATE, CAMBERLEY, SURREY GU15 3YX

**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

**Valuations for Loans and
Taxation Purposes**

Investments

Land



- ▶ **Modern Office Building**
- ▶ **3 Designated Parking Spaces**
- ▶ **Walking Distance to Blackwater Railway Station**
- ▶ **Intruder Alarm System**
- ▶ **Door Entry System**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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 Tesco's and Marks & Spencers as well as local shopping in Blackwater.

DESCRIPTION

A three 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 for lease.

ACCOMMODATION

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

First Floor	74.78 m ²	805 ft ²
-------------	----------------------	---------------------

AMENITIES

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

TO LET

The premises offer vacant possession, and are available on new lease terms by agreement, at a rent of £13.50ft (£11,000 pax). Please note that the rent excludes all other outgoings and VAT should the latter be chargeable.

LEGAL COSTS

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

BUSINESS RATES

The business rates required to be separately assessed, however, as a guesstimate we expect the rates to compute to around £5.00ft² payable.

SERVICE CHARGE An annual service charge of £2900.00 plus VAT, this includes the site service charge contribution, buildings insurance, heating, electricity, water, cleaning to common areas, maintenance of the intruder and fire detection system.

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. Priory Court is straight ahead of you.

VIEWING

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

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF
09/046C