

# GROUND FLOOR OFFICE SUITE

201 FT<sup>2</sup> (18.67 M<sup>2</sup>)

TO LET

**2A PRIORY COURT,  
TUSCAM WAY, YORKTOWN INDUSTRIAL ESTATE,  
CAMBERLEY, SURREY GU15 3YX**



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

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## 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 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 part of the ground floor of the building available on a flexible lease.

## ACCOMMODATION

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

Ground Floor	201 ft <sup>2</sup>	18.67 m <sup>2</sup>
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## AMENITIES

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

## TO LET

Available on new lease terms by agreement, at a part inclusive rent of £250.00 per calendar month. Please note that the rent excludes contents insurance, telephone charges, VAT and business rates. Our clients have purposefully excluded the business rates to allow the proposed tenant to benefit from the small business rates relief. We anticipate the new rateable value to be around £2000 which would give rates payable of around £900 for one year, however, this current year is exempt of business rates to all small business that qualify for the "Small Business Rates Relief" with a rateable value of £6000 or less.

## LEGAL COSTS

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

## REAR OFFICE/STORE

Please note that our client will be using the rear room of the ground floor for storage, and therefore on the very odd occasion will require to arrange access to this room.

## 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**  
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**Mobile:** 07798 761028

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### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

REF

09/046C