

GROUND FLOOR OFFICE SUITE

447 FT² (41.62 M²)

**4A PRIORY COURT,
TUSCAM WAY, YORKTOWN INDUSTRIAL ESTATE,
CAMBERLEY, SURREY GU15 3YX**



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

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

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St Georges Yard, Farnham

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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 the ground floor of the building available for lease.

ACCOMMODATION

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

| | | |
|--------------|---------------------|----------------------|
| Ground Floor | 447 ft ² | 41.62 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 offer vacant possession, and are available on new lease terms by agreement, at a rent of £13.65 ft (£6,100 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

To be confirmed.

SERVICE CHARGE An annual service charge of £1750.00 plus VAT, this includes the site service charge contribution, 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
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