

Particulars

Commercial Property Surveyors

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01276 538300

PRELIMINARY DETAILS

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**GOOD QUALITY, SELF-CONTAINED
OFFICE/BUSINESS/CLASS "E" UNIT**

TO LET/FOR SALE

2,261 sq ft (210.0 sq m)



**1 MINSTER COURT, TUSCAM WAY, CAMBERLEY,
SURREY, GU15 3YY**

- Office, Surgery, Clinic Use
- Air Conditioning
- 11 Private Parking Spaces
- W.C.'s On Each Floor
- Quality Finishes Throughout
- Redecorated Throughout
- Kitchenette
- Voice/Data Cabling
- EPC = C (63)
- Prominent Position

LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley Area adjacent to the A30, M3 motorway (Junction 4) and A331 Blackwater Valley relief road, all of which provide excellent communication links to both the south coast and central London and nearby regional centres.

1 Minster Court is part of the modern Minster Court/Priory Court scheme of offices on Tuscam Way, off Stanhope Road on the Yorktown Business Park, off the A331 Blackwater Valley Relief road close to Next and Tesco/M&S at The Meadows roundabout.

DESCRIPTION

1 Minster Court provides a good quality modern office and comprises brick elevations and double glazed aluminium windows under a pitched tiled roof. The offices are on ground, first and second floors and provide fitted offices with suspended ceilings, flush LED lighting panels, carpeting and gas fired central heating. Comfort cooling/air conditioning has been installed throughout via a mix of ceiling mounted and wall mounted Fujitsu units. The ground floor has demountable partitioning installed which forms 2 meeting rooms, a comms room and some storage. There are kitchenette facilities on the ground and first floors.

There are two access points, the main entrance at the front into the ground floor reception and a separate set of double doors from the parking area directly into the ground floor. There is a separate WC on each floor and three compartment skirting trunking on the first and second floors. 1 Minster Court also provides 11 private on-site parking spaces. It has become increasingly rare for properties of this size/type to become available on a freehold basis.

AREAS	Ground Floor Area	743 sq ft	69.0 sq m
	First Floor Office Area	758 sq ft	70.4 sq m
	Second Floor Area	760 sq ft	70.6 sq m
	Total Approximate Area	2,261 sq ft	210.0 sq m

The above areas are calculated on a net internal basis from measurements taken on site.

FOR SALE/PRICE

1 Minster Court is for sale freehold with vacant possession, offers are invited in the region of £595,000 plus VAT.

TO LET/RENT

1 Minster Court is available on a new full repairing and insuring lease, for a term/period to be agreed at a rent of £38,500 per annum exclusive, plus VAT.

BUSINESS RATES/ESTATE CHARGE

We are advised by Surrey Heath Borough Council that the Rateable Value for the property is £21,750. The current rate in the pound is 0.512, as such the Business Rates payable for the property should be approx. £11,150 for the year April 20/April 21. There is a nominal estate charge, details are available from the agents.

POSSESSION AND VIEWING

The property is available immediately subject to completion of the legal paperwork. Arrangements to look at the property can be made by contacting the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

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OFFICE & BUSINESS UNIT, CLASS "E" UNIT, LEISURE & CLINIC PREMISES



1 MINSTER COURT, CAMBERLEY, SURREY, GU15 3YY

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