

## GOOD QUALITY, SELF-CONTAINED OFFICE/BUSINESS UNIT

## FOR SALE OF INTEREST TO INVESTORS OR OCCUPIERS

**2,311 sq ft (214.7 sq.m.)**



### 2 MINSTER COURT, TUSCAM WAY, CAMBERLEY, SURREY, GU15 3YY

- Comfort Cooling/Air Conditioning
- 12 Private Parking Spaces
- M3 Motorway Just 2 Minutes Drive
- For Sale Freehold
- Separate Pedestrian And Loading Access

## 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.

2 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, which is off the A331 Blackwater Valley Relief road close to Tesco and M&S at The Meadows roundabout.

## DESCRIPTION

2 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 fluorescent lighting, carpeting and gas fired central heating. Comfort cooling/air conditioning has been installed throughout via a mixture of Toshiba and Daikin units.

There are two access points, the main entrance into the ground floor reception and a separate set of double doors from the parking area into the ground floor. There is a separate WC on each floor and three compartment skirting trunking on the first and second floors. 2 Minster Court also provides 12 private on-site parking spaces. In recent years it has become increasingly rare for properties, not only on the Minster Court/Priory Court scheme, but anywhere in the Blackwater Valley area, to become available on a freehold basis.

<b>AREAS</b> Ground floor offices	753 sq ft	70.0 sq m
First floor offices	775 sq ft	72.0 sq m
Second Floor Area	783 sq ft	72.7 sq m
<b>Total Approximate Area</b>	<b>2,311 sq ft</b>	<b>214.7 sq m</b>

The above area have been calculated on a net internal basis from measurements taken on-site.

## FOR SALE

2 Minster Court is let on a lease to expire March 2016, the passing rent is £31,500 per annum exclusive, the existing lease is outside of the security of tenure provisions of the Landlord and Tenant Act and as such vacant possession could be offered from March 2016. The premises are offered for sale on a freehold basis, subject to the existing tenancy. The property is subject to an estate charge, further details are available from the agents.

## PRICE

Offers are invited in excess of £495,000 plus VAT.

## BUSINESS RATES

Unit 2 is currently assessed with the adjoining units. Surrey Heath Borough Council has confirmed that the original Rateable Value was £21,000 but this assessment will need to be re-assessed.

## POSSESSION AND VIEWING

The property is available subject to completion of legal formalities, some practical division works and subject to the tenancy as outlined above. Arrangements to look at the property can be made by contacting the sole agents:



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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.