

# Particulars

Commercial Property Surveyors

**db** real estate

dbre.co.uk

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

**GOOD QUALITY,  
MODERN, OFFICE SPACE**

**TO LET**

**447 sq ft to 903 sq ft  
(41.5 sq m to 83.9 sq m)**



**UNIT 3, PRIORY COURT, TUSCAM WAY,  
CAMBERLEY, SURREY, GU15 3YX**

- Good Order Throughout
- Floors Available Separately
- 3 Parking Spaces Per Floor
- 2-3 Mins Walk To Tesco, Marks & Spencer And Next
- Flexible Lease Terms
- Separate W.C's
- Only 2 Mins To M3 Motorway (Junction 4)
- EPC Rating C (60)

## LOCATION

Camberley is a commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road. Priory Court forms part of the Yorktown Business Park and is off Tuscam Way which is accessed off either London Road or Stanhope Road.

Next is just 30 seconds walk whilst Tesco and Marks and Spencer are just 2-3 minutes' walk. Priory Court is in a very convenient/assessable location just 2-3 minutes' drive from Junction 4 of the M3 Motorway and approx.. 5 minutes' drive from Camberley town centre.

## DESCRIPTION

Unit 3 Priory Court provides modern offices on ground, first and second floors, within a smart courtyard of similar offices, originally built around 1990. The available office comprises the whole of the ground and first floors and each floor is available separately or can be combined. The owners/landlords occupy the second floor. There are separate male and female W.C.'s, the first floor incorporates a small kitchenette and each floor includes 3 parking spaces. The offices incorporate suspended ceilings, flush fluorescent lighting and central heating whilst the first floor also includes some comfort cooling.

<b>AREA</b>	<b>Ground Floor</b>	<b>447 sq ft</b>	<b>(41.5 sq m)</b>
	<b>First Floor</b>	<b>456 sq ft</b>	<b>(42.4 sq m)</b>
	<b>Ground &amp; First Floors Combined</b>	<b>903 sq ft</b>	<b>(83.9 sq m)</b>

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

## LEASE

The floors are available, together or separately, on a new lease of an internal repairing nature including a sensible service charge, for a period to be agreed. The lease/leases will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

## RENT

£16.00 per sq ft per annum exclusive.

## SERVICE CHARGE

The landlords are responsible for the general up keep, repair and maintenance of the overall building and common areas and a fair proportion of the actual costs will be recovered from the tenant. Further details are available from the agents.

## BUSINESS RATES

Surrey Heath Borough Council have advised that the Rateable Values for each floor are currently £5,900 and £6,100, the rate in the £ is 0.479 pence. Therefore the current rates payable, for the year April 2017-April 2018, will be approx. £2,850 and £2,900. A 'small occupier' would not be required to pay any Business Rates under current arrangements.

## POSSESSION AND VIEWING

The premises are available immediately. To view the property please contact the joint sole agents;



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07958 651566

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