

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

6 Minster Court, Tuscam Way, Camberley, Surrey, GU15 3YY

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Basingstoke Camberley Southampton Winchester [www.londonclancy.com](http://www.londonclancy.com)



# TO LET

## Modern Offices with Parking

**98.94 sq m (1,065 sq ft)**



**6 Minster Court**

Tuscam Way

Camberley

GU15 3YY

## LOCATION

Minster Court is very well situated at the junction of Tuscam Way and Stanhope Road on the Yorktown Business Park, roughly midway between Camberley town centre and the M3 Motorway at Junction 4.

Blackwater Train Station (with services to Reading, Guildford and Gatwick Airport) is within walking distance of the property. The nearby Meadows Shopping Centre provides good staff amenities including Marks & Spencer, Tesco and Next which incorporates a Costa. Camberley Town Centre is about 2 miles distant.

## DESCRIPTION

Modern ground and first floor offices, located on the Yorktown Business Park.

There is a disabled toilet on the ground floor and a further wc on the first floor. The offices are fitted with suspended ceilings, recessed lighting, gas central heating via radiators, carpets, Good natural light, double access doors for ease of loading/unloading.

Outside there are six allocated car parking spaces, there are also two shared visitors' spaces for whole of Minster Court.

## AMENITIES

- Within About 1 Mile of M3. (Junction 4)
- Close to Marks & Spencer/Tesco/Next at the Meadows.
- Walking distance from Blackwater Train Station.
- Approximately 2 miles from Camberley Town Centre.
- Double access doors for ease of loading/unloading.
- Kitchenette located on first floor.
- Parking for 6 cars.



## FLOOR AREAS

Ground Floor Area	47.56 sq m	512 Sq ft
First Floor Area	51.37 Sq m	553 Sq ft
Total Floor Area	98.94 sq m	1,065 sq ft

## LEASE & TERMS

Offers are invited in the region of £17,000 per annum exclusive (£15.96 per sq ft per annum). A new lease is available on flexible terms.

## RATES

### 2017

Rateable value to be re-assessed

Currently £5,900 for each floor

Uniform Business Rate (2018/19) 49.1p/£

Rates Payable (estimated) £

*If it is your only commercial property you may qualify for business rates relief.*

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

## EPC

C62

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

## AGENTS NOTE

Declaration of interest – The owners of London Clancy wish to declare an interest in the property as the owners of 6 Minster Court.

## VIEWING

Strictly by appointment with the sole agents:

**Keith Harpley**

London Clancy

**01276 682055**

Email: [keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)



Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.