

MODERN GROUND FLOOR OFFICES WITH PARKING

TO LET ON A FULLY INCLUSIVE BASIS

Total floor area
47.56 sq m (512 sq ft)



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

- ◆ RENT INCLUDES ALL PROPERTY OUTGOINGS EXCEPT INTERNAL MAINTENANCE AND TELECOMS CHARGES
- ◆ LOCATED ON YORKTOWN BUSINESS PARK
- ◆ WITHIN ABOUT 1 MILE OF M3 (JUNCTION 4)
- ◆ CLOSE TO MARKS & SPENCER/TESCO AT THE MEADOWS
- ◆ APPROXIMATELY 2 MILES FROM CAMBERLEY TOWN CENTRE
- ◆ PARKING FOR 2 CARS
- ◆ CENTRAL HEATING
- ◆ DOUBLE ACCESS DOOR FOR EASE OF LOADING/UNLOADING
- ◆ SHORT/FLEXIBLE LEASE TERM AVAILABLE



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Basingstoke

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Tel: +44 (0)1256 462222

Camberley

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Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

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Southampton SO15 2AA
Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
37/39 Southgate Street
SO23 9EH
Tel: +44 (0)1962 607080

info@londonclancy.co.uk

**Commercial Property
Consultants**

Chartered Surveyors

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

LOCATION

The premises are situated on the Yorktown Business Park within about a mile of the M3 (Junction 4) and close to Marks & Spencer and Tesco at The Meadows. Camberley town centre is about 2 miles distant.

ACCOMMODATION

Ground floor offices **47.56 sq m** **(512 sq ft)**
Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

Disabled toilets at ground floor and further wc at 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 two car parking spaces. There are two shared visitors' spaces for Minster Court.

LEASE

A new lease is available on flexible terms.

RENT

£1,250 pcm, inclusive of rates, external and common parts maintenance, gas, electricity, cleaning and buildings insurance.

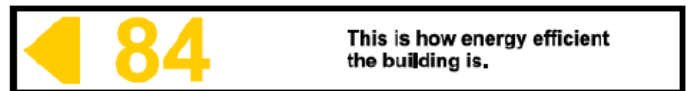
LEGAL COSTS

Each party are to pay their own legal costs.

AGENTS NOTE

Declaration of interest - London Clancy wish to declare an interest in the property as the Head Tenants of 6 Minster Court.

EPC



VIEWING:

Strictly by appointment with the sole agents, please contact.

KEITH HARPLEY
LONDON CLANCY

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