

MODERN OFFICES

TO LET

Total floor area 99.87 sq m (1,075 sq ft)



**5 Minster Court, Tuscam Way, Yorktown Business Park,
Camberley, Surrey, GU15 3YY**

- ◆ **6 Car Parking Spaces**
- ◆ **Within about 1 mile of M3 (Junction 4)**
- ◆ **Close to Marks & Spence/Tesco/Next at the Meadows**
- ◆ **Approximately 2 miles from Camberley Town Centre**
- ◆ **New Flexible Lease**
- ◆ **Comfort cooling to first floor**



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Basingstoke

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15 Winchester Road
Basingstoke RG21 8UE
Tel: +44 (0)1256 462222

Camberley

6 Minster Court
Tuscam Way
Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

81 London Road
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

- LOCATION** The premises are situated on the Yorktown Business Park within a mile of the M3 Junction 4 and close to Marks and Spencer, Tesco and Next at The Meadows. Camberley Town Centre is about 2 miles distant. Blackwater Train Station is within walking distance which is the Reading/Guildford/Gatwick Line.
- DESCRIPTION** A modern two storey office/high tech building with brick elevations under a pitched tiled roof located in a courtyard environment.
- ACCOMMODATION** Ground and first floor offices having the benefit of toilets on each floor suspended ceilings, recessed lighting, double glazed sealed unit windows, gas heating by radiators, loading doors, window blinds, burglar and fire alarms. Perimeter trunking and comfort cooling to first floors.
- | | |
|--------------|---------------------------------|
| Ground Floor | 49.24 sq m (530 sq ft) |
| First Floor | 50.63 sq m (545 sq ft) |
| Total | 99.87 sq m (1,075 sq ft) |
- 6 allocated parking spaces.
- LEASE** A new fully repairing and insuring lease is available on flexible terms subject to five yearly rent reviews.
- RENT** £14,500 per annum exclusive.
- LEGAL COSTS** Each party are to pay their own legal costs.
- VIEWING** Strictly by appointment with the sole agents please contact

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