

REFURBISHED THREE STOREY OFFICE BUILDING WITH EXCELLENT PARKING RATIO FOR SALE OR TO LEASE PRICE REDUCED

1,509 ft² (140 m²)

**6 PRIORY COURT, TUSCAM WAY, CAMBERLEY,
GU15 3YX**



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **10 Reserved Parking Spaces**
- ▶ **Redecorated & Recarpeted Throughout**
- ▶ **Pleasant Courtyard Scheme**
- ▶ **Gas Heating and Double Glazed Replacement Windows & Rear Doors**
- ▶ **LED Lighting and a New Kitchenette**
- ▶ **Walking Distance to Costas, Marks & Spencers, Next, Tescos**

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LOCATION

Priory Court is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill line including Farnborough and Guildford stations, and has a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next, Costas and Marks & Spencers, and their café facilities.

DESCRIPTION

A modern terrace three storey office building set within a pleasant office courtyard scheme. The building is of brick construction under a pitched tiled roof, with the benefit of 10 reserved parking spaces.



ACCOMMODATION

The approximate floor areas are as follows:

Ground Floor	494 ft ²	45.8 m ²		
First Floor	515 ft ²	47.8 m ²		
Second Floor	500 ft ²	46.4 m ²		
Total	1,509 ft²	140 m²	-	10 Parking Spaces



AMENITIES

- Freehold For Sale
- Lease Available
- Open plan offices on each floor
- 10 reserved parking spaces
- Security Gate to development
- Suspended ceilings with Inset LED lighting
- Re-fitted Kitchenette
- Male and female toilet facilities
- Walking distance to Blackwater railway station
-





LEASE New lease terms by agreement.

RENT £27,000 pax plus VAT.

FOR SALE Offers in the region of £335,000 plus VAT.

VAT

VAT is chargeable on both the rent and the sale price.

LEGAL COSTS

Each party to cover their own legal costs.

SERVICE CHARGE £1,800 plus VAT per annum.

BUILDINGS INSURANCE The buildings insurance is in the process of being re-quoted for one building, but as a guide approximately £850 per annum, plus VAT, (if VAT is chargeable).

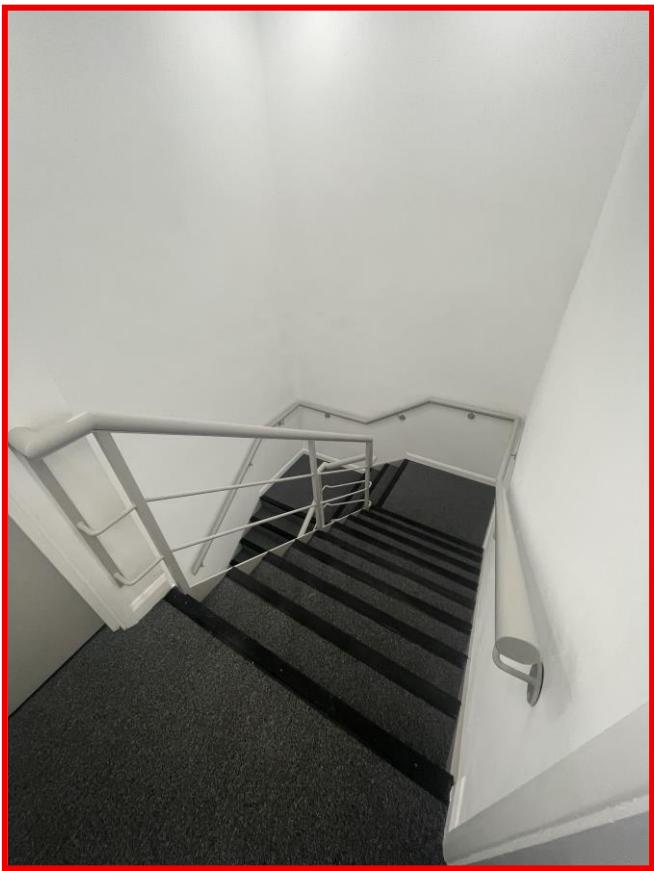
BUSINESS RATES A rateable value of £20,500 which will equate to rates payable of £10,229.50, this is for the period April 2025 to March 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)

26-50

B

41 B



DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road, at the third set of traffic lights filter and turn right into Stanhope Road, turn second left (mini roundabout) into Tuscam Way, and Priory Court will be found on your right hand side.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS:

By appointment with the sole agent:

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF

25/017C – 6 Priory Court