

FIRST FLOOR OFFICE SUITE TO LET

OR

PURCHASE THE BUILDING FREEHOLD WITH A TENANT ALREADY IN THE GROUND FLOOR OFFICE SUITE

478 ft² (the whole building is 935 ft²) £17.78 ft²

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- ▶ **Modern Office Building**
- ▶ **Open Plan Offices**
- ▶ **Kitchen and Toilets**
- ▶ **2/4 Designated Parking Spaces**

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- ▶ **Light and Airy Accommodation**
- ▶ **Visual Presence to the London Road A30**
- ▶ **Walking Distance to Blackwater Railway Station**
- ▶ **Door Entry System**



LOCATION

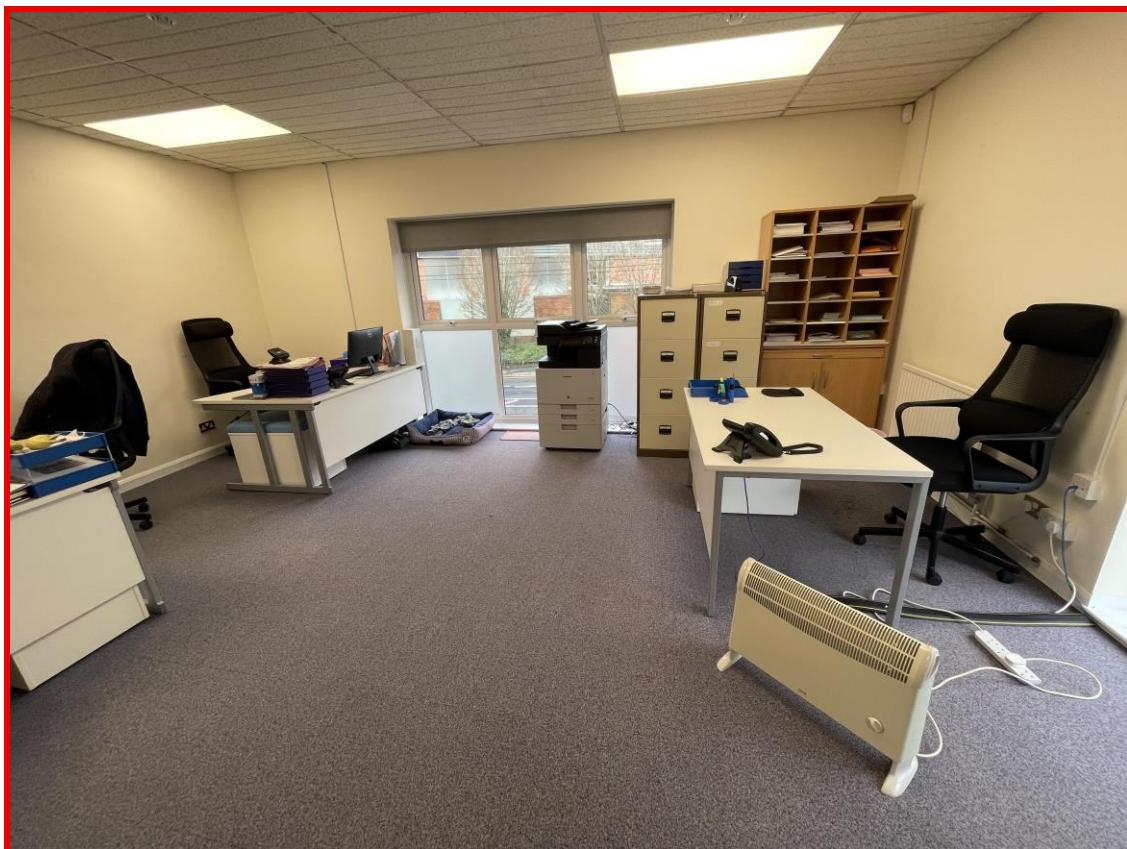
The premises are situated on the Yorktown Industrial Estate approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Ashford line and has dedicated trains running to Gatwick.

The premises are also within walking distance of Next with it's Costas, Tescos and Marks & Spencers as well as local shopping in Blackwater.

DESCRIPTION

A two-storey office building constructed of brick under a pitched tiled roof, which forms part of a pleasant, landscaped courtyard. We are offering the first floor of the building available on new lease terms, or the freehold interest of the whole building can be purchased subject to an existing lease on the ground floor. The ground floor lease is granted to 6th November 2027.

The current passing rent is £7,997.50 plus VAT pax.



ACCOMMODATION

Approximate floor areas calculated on a net useable basis as follows:

Ground Floor	457 ft ²	42.46 m ²
First Floor	478 ft ²	44.41 m ²
Total Area	935 ft²	86.87 m²

AMENITIES

- Modern office building
- 2 designated parking spaces for the first floor – 4 parking spaces for the building overall
- Suspended ceilings with inset lighting
- Toilet facilities to each floor
- Door entry system
- Gas heating by radiators
- Walking distance to Blackwater railway station

TO LET

The first floor office suite will be available to occupy around April 2026, and it is available on new lease terms by agreement at a rent of £17.78 ft² (£8,500 pax, plus VAT). Please note that the rent excludes all other outgoings and VAT the latter of which will be chargeable.

Other outgoings in addition to the rent is a service charge of £2,840 plus VAT, per annum this includes the site service charge contribution, water, gas, electric, cleaning to common areas, buildings insurance, maintenance of the fire detection system.

FREEHOLD

The building can be purchased subject to the ground floor tenancy, for a figure of £240,000 plus VAT. If the property is purchased, then Unit 4's site service charge cost is £2,000 plus VAT, per annum.

LEGAL COSTS Each party to pay their own legal costs in the matter.

BUSINESS RATES

As from April 2026 the first floor suite will have a Rateable Value of £9,800 approximately £4,233 for the year 2026/2027, HOWEVER, under the provisions of the small business rates relief scheme, if this is to be your only business premises, **then you will benefit from 100% rates relief**. We recommend that interested parties check all rating information with Rushmoor Borough Council on 01252 398398.

The ground floor suite has a Rateable Value of £8,800 as from April 2026, the ground floor rates are covered by the ground floor tenant.

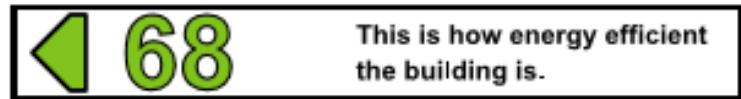
If the property is purchased, then we understand that the site service charge for this property ie. the cost of Unit 4's contribution to running the estate is £2,000 plus VAT per annum.



OFFICE FURNITURE

The outgoing tenant has confirmed that they are willing to talk about selling/leaving certain pieces of their office furniture, with more information on application.

ENERGY PERFORMANCE CERTIFICATE (EPC)



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, at the mini roundabout turn left into Tuscam Way. Priory Court is straight ahead of you.

VIEWING

Strictly by appointment with the **Sole Agent**:

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