



9 Minster Court

Tuscam Way, Camberley, GU15 3YY

Fully refurbished First floor office Suite

1,256 sq ft
(116.69 sq m)

- Air Conditioned
- Excellent natural light
- Open plan
- 6 parking spaces
- Close to local amenities
- Easy access to A331 and M3

Summary

Available Size	1,256 sq ft
Rent	£22,608.00 per annum
Rates Payable	£9,231.50 per annum
Rateable Value	£18,500
Service Charge	£3,515 per annum
EPC Rating	Upon enquiry

Description

9 Minster Court is a modern two storey office building within a pleasant courtyard scheme. The first floor office has recently been fully refurbished and provides high quality, open plan, air conditioned office space. The office has its own kitchenette and WC. Directly outside the unit are 6 designated parking spaces.

Location

The property is prominently located on Tuscam Way on the Yorktown Business Estate which is approximately 1 mile from Junction 4 of the M3 and the A331. The property is also within walking distance of Blackwater railway station and The Meadows retail scheme, with occupiers including Tesco, Next, Costa and Marks & Spencer.

Terms

The unit is available on the basis of a new full repairing and insuring lease. Rent is exclusive of business rates, service charge, utilities and VAT.

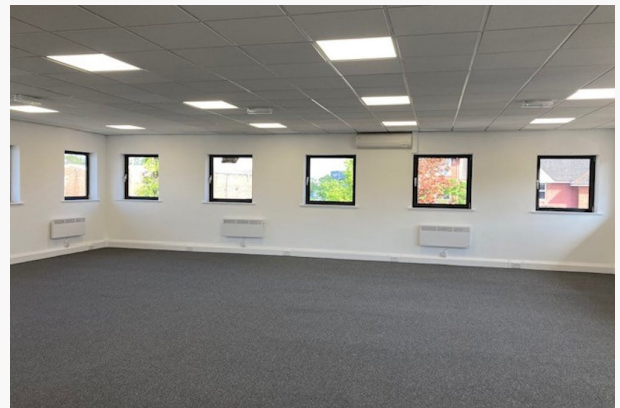
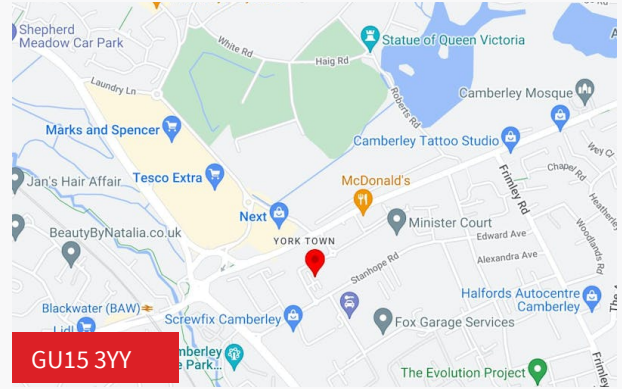
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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