



9 Minster Court

Tuscam Way, Camberley, GU15 3YY

Modern two storey office building

2,380 sq ft
(221.11 sq m)

- First floor to be refurbished
- Excellent natural light
- Open plan
- 12 parking spaces
- Close to local amenities
- Easy access to A331 and M3

Summary

Available Size	2,380 sq ft
Rates Payable	£20,459 per annum
Rateable Value	£41,000
EPC Rating	Upon Enquiry

Description

9 Minster Court is a modern two storey office building within a pleasant courtyard scheme. The first floor is currently in the process of being refurbished. Each floor has its own kitchenette and WC facilities. Directly outside the unit are 12 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,124	104.42
1st - Office	1,256	116.69
Total	2,380	221.11

Terms

The ground floor is currently let to Creative Rooms Limited (lease information can be provided).

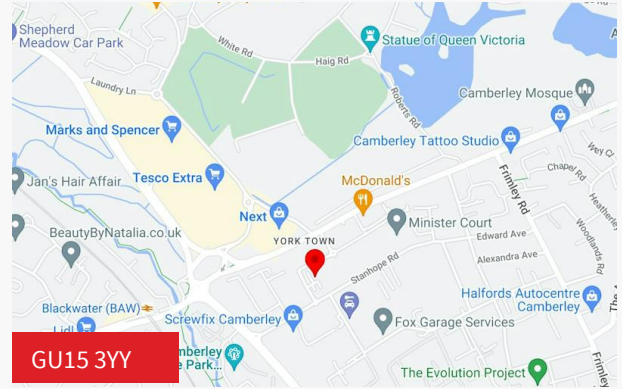
Anti Money Laundering

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 sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Josie Reeves

01276 682501 | 07825 182913

jreeves@curchodandco.com

[More properties @ curchodandco.com](#)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 17/01/2024