



## 7 Priory Court

Tuscam Way, Camberley, GU15 3YX

### Attractive second floor offices

494 sq ft

(45.89 sq m)

- 3 car spaces
- Suspended ceilings with recessed lighting
- Central heating via radiators
- Excellent natural light
- Furnished
- Shared kitchen facilities
- Short flexible terms

## Summary

Available Size	494 sq ft
Rent	Rent on application
Rateable Value	£7,600 This office should qualify for zero rates
EPC Rating	D (89)

## Description

Priory Court comprises a development of seven, two and three storey brick built offices.

The available accommodation comprises the second floor of this three storey office building. Surface level car parking is provided in the landscaped courtyard in front of the office.

The office is furnished and benefits from excellent natural light. It has recently been redecorated and further benefits from having a ground floor meeting room that can be booked in advance for meetings.

## Location

The property is prominently located on Tuscam Way on the Yorktown Business Estate with frontage onto the London Road A30 and is approximately 1 mile from Junction 4 of the M3. The property is within walking distance of the Blackwater train station and The Meadows retail scheme, with occupiers including Tesco, Next and Marks & Spencer.

## Terms

The office is available on the basis of a new lease for a term to be agreed.

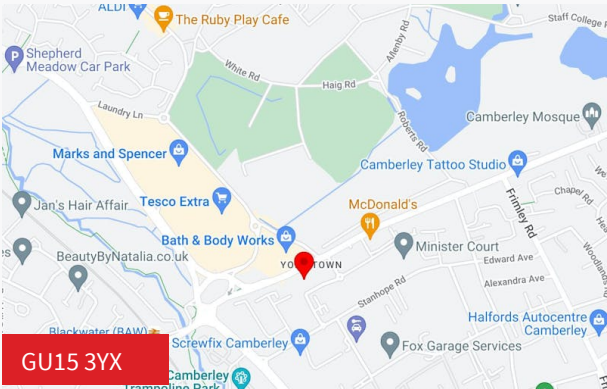
## Anti Money Laundering

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

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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