

Particulars

Commercial Property Surveyors

db real estate

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4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**GREAT VALUE FIRST
FLOOR OFFICE SPACE
WITH UP TO 10 PARKING SPACES**

TO LET

**1,632 sq ft & 2,355 sq ft up to
3,987 sq ft**



TUSCAM HOUSE, TRAFALGAR WAY, CAMBERLEY, SURREY, GU15 3BN

- Refurbished
- From Only £12.50 per sq ft
- Up To 10 Parking Spaces
- 2-3 Mins Walk To Tesco, Costa, Marks & Spencer And Next
- Air Conditioning Can Be Added
- Separate 1st Floor W.C's
- Only 2 Mins To M3
- Separate Kitchen
- EPC Rating C (53)
- Flexible Lease Terms

LOCATION

Camberley is a commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road. Tuscam House is on the Yorktown Business Park and is at the end of Trafalgar Way which is accessed off Stanhope Road.

Next (and Costa) is on the other side of the road whilst Tesco and Marks and Spencer are just 2 minutes' walk. Tuscam House is in a very convenient/assessable location just 2-3 minutes' drive from Junction 4 of the M3 Motorway and approx. 5 minutes' drive from Camberley town centre.

DESCRIPTION

Tuscam House is a detached office building in a very prominent location fronting the A30 London Road (opposite Next) and the available space is the whole of the first floor. There are separate male and female W.C.'s and a shared kitchen. The offices have been refurbished and provide a suspended ceiling, new LED lighting, carpeting, heating and access for visitors is via a door access buzzer system with a telephone/control unit in the office space itself. The first floor has previously been divided to provide two self contained offices, A & B, which are available separately or together and there are up to 10 private parking spaces provided. Air conditioning can be added for an additional rent of £1.50 per sq ft per annum exclusive.

AREA	First Floor Offices – Office A	2,355 sq ft	218.8 sq m
	First Floor Offices – Office B	1,632 sq ft	151.6 sq m
	Total Approx First Floor Area	3,987 sq ft	370.4 sq m

The above areas have been calculated on a net internal basis from measurements taken on-site.

LEASE

Offices A & B are available together or separately on new, flexible, internal repairing and decorating lease terms. Any lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

RENT

The rent starts at £12.50 per square foot per annum exclusive, plus VAT, payable quarterly in advance.

SERVICE CHARGE

There is a service charge, enabling the landlords to recover a fair proportion of costs they incur in the maintenance, upkeep, cleaning and repair of the shared areas, external parts, heating costs, the parking area, etc. Further details can be provided by the agents.

BUSINESS RATES

The Rateable Value for the whole first floor is £42,500. The small premises rate in the £ is 49.9 pence and therefore the rates payable, for the year April 24-April 25, for the whole floor would be approx. £21,210 or approx. £5.32 per sq ft. **Please note:** the rateable value will need to be split if the two offices are let separately and the rate per sq ft could increase slightly.

POSSESSION AND VIEWING

Available immediately. To view the offices please contact the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.