

REFURBISHED THREE STOREY OFFICE BUILDING WITH EXCELLENT PARKING RATIO **FOR SALE – PART OCCUPATION/PART LET**



494 - 1,509 ft² (45.8-140 m²) – **1 VACANT FLOOR/2 FLOORS LET**

**6 PRIORY COURT, TUSCAM WAY, CAMBERLEY,
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- ▶ **10 Reserved Parking Spaces for the Whole Building**
- ▶ **Redecorated & Recarpeted Throughout**
- ▶ **Pleasant Courtyard Scheme**
- ▶ **Gas Heating and Double Glazed Replacement Windows & Rear Doors**
- ▶ **LED Lighting and a New Kitchenette**
- ▶ **Walking Distance to Costas, Marks & Spencers, Next, Tesco's**

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LOCATION

Prory Court is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill line including Farnborough and Guildford stations, and has a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next, Costas and Marks & Spencers, and their café facilities.

DESCRIPTION

A modern terrace three storey office building set within a pleasant office courtyard scheme. The building is of brick construction under a pitched tiled roof, with the benefit of 10 reserved parking spaces. The ground and first floors have been separately let to individual tenants, with the second floor offering vacant possession.. The building makes an ideal opportunity for an owner/occupier to locate their business at the premises, or the building could be of interest to a commercial property investor.



ACCOMMODATION, RENTS AND TERMS

The approximate floor areas are as follows:

Ground Floor	494 ft ²	Let to Red Care IT @ £8,750 pax	3	Parking Spaces
First Floor	515 ft ²	Let to Marble Hall Services @ £8,750 pax	3	Parking Spaces
Second Floor	500 ft ²	VACANT	4	Parking Spaces
Total	1,509 ft²		10	Parking Spaces

CURRENT LEASES IN PLACE

Both the leases granted to Red Care IT Ltd and Marble Hall Services Limited have been granted on new 5 year leases incorporating 3 year tenant only break clauses. Both leases are excluded from the renewal and compensation provisions of the 1954 Landlord and Tenant act.

Both leases have 3 month rent deposits, and there is a service charge provision, the same to both tenants running at a figure of £3,750 pa. The service charge covers the shared areas, the estate service charge, buildings insurance, gas, electric, water, maintenance repair of the fire and intruder alarms.

VAT is chargeable on both the rents and the service charges.

The lease on the ground floor commenced 27th August 2026 to Red Care IT Ltd and on the first floor the lease commenced on the 2nd September 2026.

The second floor offers vacant possession, so ideal for an owner/occupier to locate their business and this floor has 4 reserved spaces.



AMENITIES

- **Freehold For Sale**
- Top Floor Vacant
- Ground and first floors let

- 10 reserved parking spaces for the building overall
- Security Gate to development
- Suspended ceilings with Inset LED lighting
- Toilet facility on each floor
- Walking distance to Blackwater railway station

FOR SALE Offers in the region of £335,000 plus VAT.

VAT

VAT is chargeable on both the rent and the sale price.

LEGAL COSTS

Each party to cover their own legal costs.

SERVICE CHARGE Estate service charge for the whole building £2,500 plus VAT per annum for the building overall.



BUILDINGS INSURANCE The buildings insurance for the whole building is in the process of being re-quoted, but as a guide approximately £850 per annum, plus VAT, (if VAT is chargeable).

BUSINESS RATES A rateable value of £22,250 which will equate to rates payable of £9,612, this is for the period April 2026 to March 2027, however, with the recent changes in the business rates we advise interested parties to speak to the rates department at Surrey Heath Borough Council 01276 707100.

However, our client is in the process of looking to split the rateable values to one for each separate floor, and each floor should come under the £12,000 small business rates threshold meaning that there will be no rates chargeable if the floors are to be the occupiers only business premises.

ENERGY PERFORMANCE CERTIFICATE (EPC)

26-50

B

41 **B**



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, turn second left (mini roundabout) into Tuscam Way, and Priory Court will be found on your right hand side.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS:

By appointment with the sole agent:

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25/017C – 6 Priory Court