

UNIT 4C, SUITE 2, VULCAN CLOSE

4C VULCAN CLOSE | SANDHURST

GU47 9DD



FIRST FLOOR OFFICE SPACE

TO LET - 1,414 SQ FT (131.36 SQ M)



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KEY BENEFITS

- Kitchen
- Separate Male and Female WC
- Security System
- Entry Phone
- 5 Parking Spaces
- Excellent Natural Light

LOCATION

Unit 4C, Suite 2, Vulcan Close is situated within Sandhurst Industrial Estate which lies on the outskirts of Sandhurst village centre with a wide range of shops including a Co-op food store and a Tesco Express within walking distance.

Beyond the shops is Sandhurst Train Station with services to London Paddington (52 mins) and direct services to Reading (19 mins) and Guildford (25 mins).

The Meadows Shopping Centre (M&S, Tesco and Homebase) is within a short drive, as is Camberley town centre. Junction 4 of the M3 is 3 miles away, and the M4 junction 11 is within 9 miles.

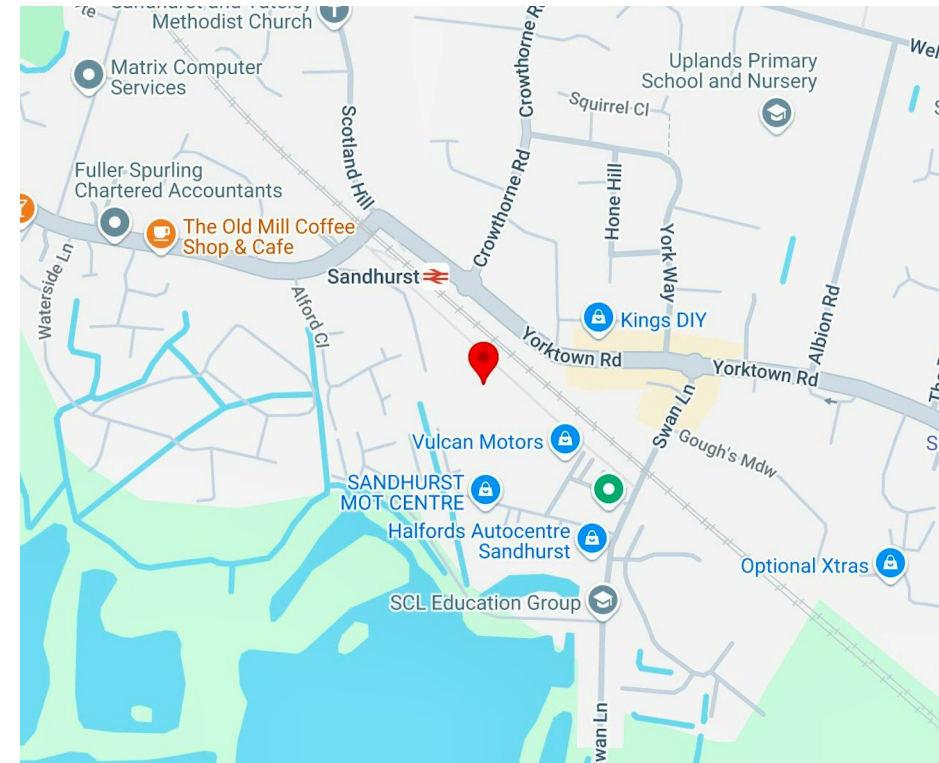
DESCRIPTION

The first floor office of Unit 4C Vulcan Close, is located at the end of Sandhurst Industrial Estate.

The office is mostly open plan, with two meeting rooms / executive offices benefitting from excellent natural lighting. There is an additional kitchen area and both Male and Female WCs. The space also has a suspended ceiling and an existing intruder alarm. There is some parking directly in front of the building.

SPECIFICATION

Excellent natural light
Double glazing
Suspended ceiling
Intruder alarm
Parking
Central heating
Kitchen
WC

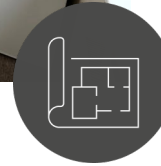


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SUMMARY

- Rent: £22,500 per annum
- Available Size: 1,414 sq ft
- Rates Payable: £4.50 per sq ft Based on the 2023 valuation
- EPC: C (66)

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
1st	1,414	131.36	Available
TOTAL	1,414	131.36	

Floor areas are approximate GIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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