

# MODERN INDUSTRIAL UNIT WITH FULL SIZE LOADING DOOR AND MEZZANINE FLOOR

TO LET

3,726 ft<sup>2</sup> (346.16 m<sup>2</sup>) including mezzanine floor

**UNIT 11 CAMBERLEY BUSINESS CENTRE,  
STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP**



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- ▶ **3.6m High Loading Door**
- ▶ **Full Height Warehouse Space**
- ▶ **Toilet Facility**
- ▶ **7 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **3 Phase Power Supply**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

52 | c

### VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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### REF

18/016C/Unit 11