

UNIT 2

VULCAN COURT | SANDHURST
GU47 9DR



MID-TERRACE INDUSTRIAL / WAREHOUSE UNIT

TO LET - 1,553 SQ FT (144.28 SQ M)

UNIT 2

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KEY BENEFITS

- Roller shutter door
- On-site parking
- Three-phase power
- 5m eaves height
- WC
- Mezzanine
- Small office

LOCATION

Vulcan Court is located at the rear of Vulcan Way within Sandhurst Industrial Estate.

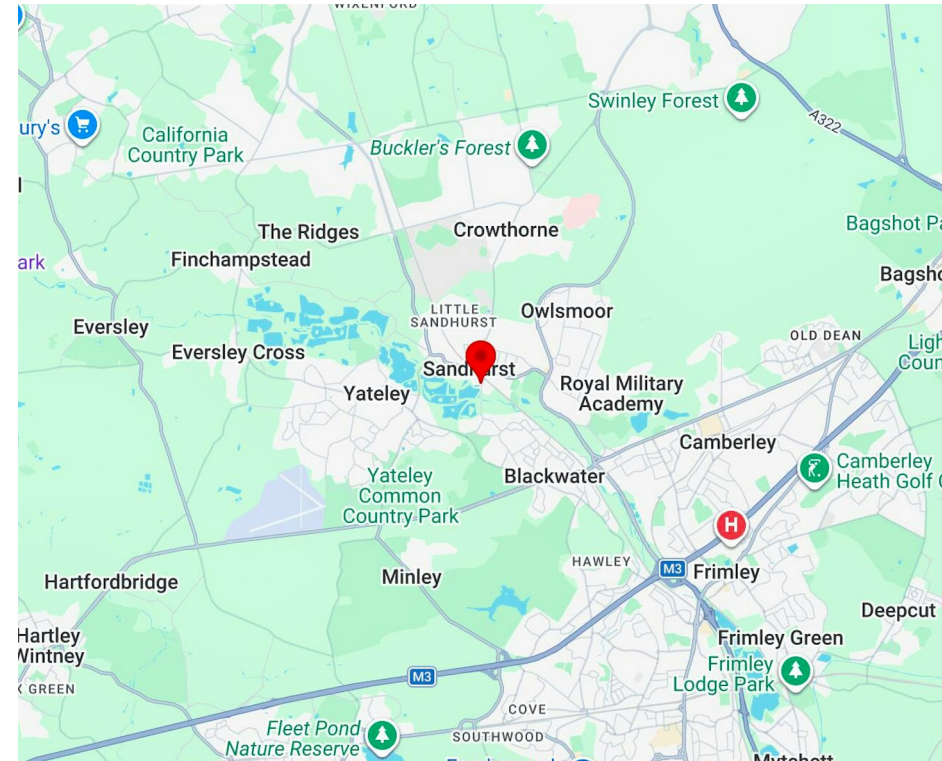
Junction 4 of the M3 is 3 miles away, the M4 junction 11 is within 9 miles.

Sandhurst village is within walking distance, and offers a range of shops including both Tesco and a Coop food store. Sandhurst mainline station is under a 10-minute walk away, with services to London Paddington and direct services to Reading and Guildford.

DESCRIPTION

Unit 2 is a mid-terrace warehouse / industrial unit with steel portal frame construction and externally clad with corrugated profile steel sheeting.

The unit benefits from 5m eaves height, 3 phase power, loading door and WC. There is a small office to the front of the unit and on-site parking.



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SUMMARY

- Rent: Rent on application
- Available Size: 1,553 sq ft
- Rates Payable: £10,044 per annum
- EPC: E (119)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	1,553	144.28	Available
TOTAL	1,553	144.28	

Floor areas are approximate GIA

VIEWINGS & INFORMATION



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