

## TO LET

Industrial/warehouse unit with room for external storage.



### Sandhurst - Industrial / Warehouse

2,000 sq ft (185.81 sq m) GIA

Unit 7E, Vulcan Way, Sandhurst, GU47 9DB

1979 • 2019 **40** YEARS

For viewing and further information contact:



**Steve Barrett**

01252 816061

07894 899728

steve.barrett@hurstwarne.co.uk

#### Key Benefits

- Located within an established estate
- Roller shutter loading door
- Parking
- 3 phase electricity
- Hard standing suitable for external storage
- 4m to the eaves rising to 6m at the apex



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**RICS**

# Unit 7E, Vulcan Way, Sandhurst, GU47 9DB

## Description

Unit 7E is an end of terrace industrial/warehouse unit which benefits from an area of hard standing to both the front and side of the unit that could be suitable for external storage.

Internally the unit has a roller shutter access door, high bay warehouse lighting and 3 phase power.

## Location

7e Vulcan Way is situated within Sandhurst Industrial Estate which lies on the outskirts of Sandhurst village centre with a wide range of shops including a Coop food store and a Tesco Express within walking distance.

Beyond the shops is Sandhurst Train Station with services to London Paddington (56 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, The M4 junction 11 is within 9 miles.

## Accommodation

The accommodation comprises of the following on a gross internal basis:

Name	Sq ft	Sq m	Availability
Ground	2,000	185.81	Available
<b>Total</b>	<b>2,000</b>	<b>185.81</b>	

## Specification

Roller Shutter loading door

Parking

3 phase power

Hard standing potentially suitable for external storage

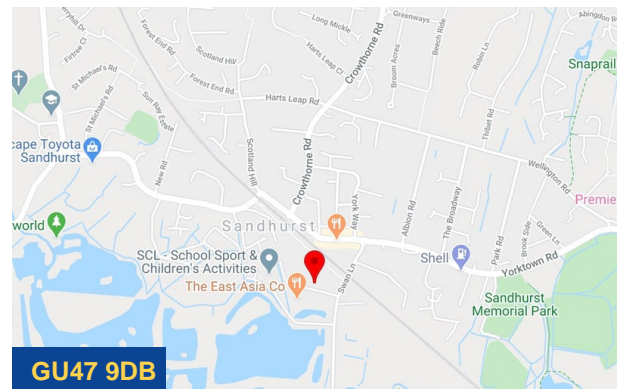
Minimum eaves height of 4m rising to 6m

## Viewings

Appointment only strictly through the sole letting agent Hurst Warne. Please contact Steve Barrett 07894 899728 or email: [steve.barrett@hurstwarne.co.uk](mailto:steve.barrett@hurstwarne.co.uk)

## Terms

Unit 7e is available on a new full repairing and insuring lease direct from the landlord.



## Summary

<b>Available Size</b>	2,000 sq ft
<b>Rent</b>	£12.50 per sq ft per annum exclusive
<b>Rates Payable</b>	£4.68 per sq ft
<b>Rateable Value</b>	£18,750
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£427.74 per annum
<b>EPC Rating</b>	D (95)

## Viewing & Further Information

### Steve Barrett

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