

UNIT 3

LAKE SIDE BUSINESS PARK | SANDHURST
GU47 9DN



FREEHOLD OFFICE BUILDING

FOR SALE - 1,971 SQ FT (183.11 SQ M)

UNIT 3

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hurstwarne.co.uk

KEY BENEFITS

- Generous parking
- Kitchenette
- Air-conditioning
- Intercom system
- Perimeter trunking
- Workshop area to the ground floor
- Light goods loading

LOCATION

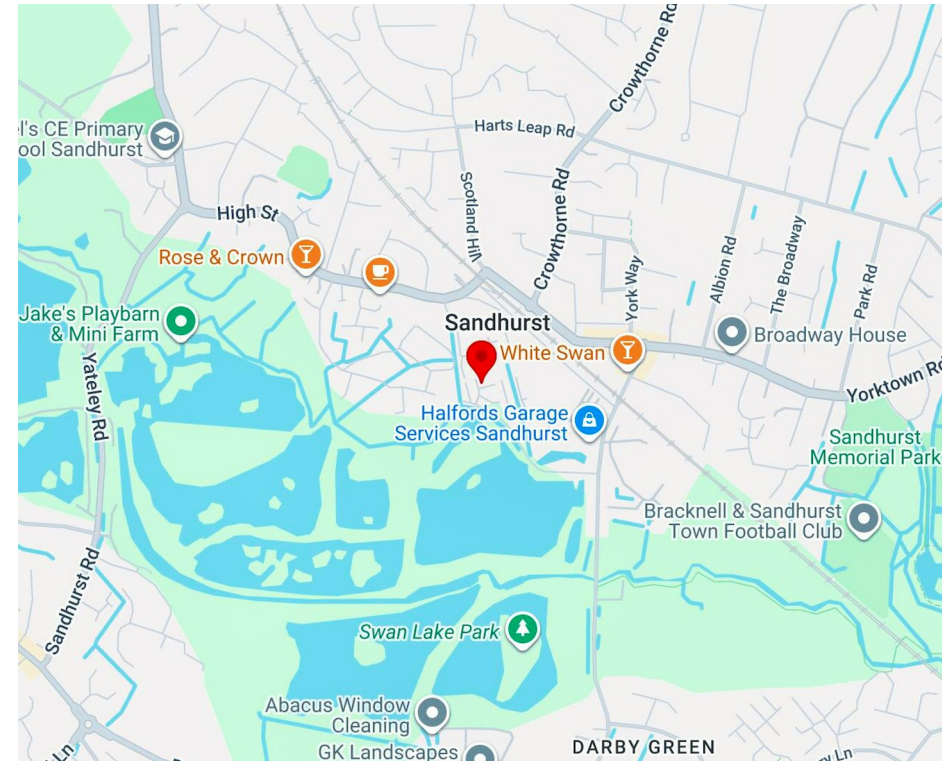
Lakeside Business Park is situated off Swan Lane within 3 miles of Junction 4 of the M3 and also within easy access of Bracknell and M4 junction 11 via the A329M.

The centre of Sandhurst is within walking distance with a wide range of shops including a Tesco Express and a Coop convenience store. Beyond the shops is Sandhurst train station with a direct train to Reading which takes 19 minutes. The Meadows (M&S and Tesco) is within a short drive.

DESCRIPTION

Unit 3 Lakeside Business Park is a two-storey office building of brick construction under a pitched tiled roof. The ground floor includes partitioned office space, with kitchenette and workshop area. To the back of the unit, there is loading access suitable for deliveries and light goods.

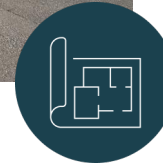
The first floor offers a similar layout, with mostly open plan space together with meeting rooms/executive offices. Both floors benefit from perimeter trunking and air con. Externally, there are 10 car parking spaces to the front and side of the property.



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SUMMARY

- Available Size: 1,971 sq ft
- Rates Payable: £14,688 per annum
- EPC: B (37)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
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Ground	1,014	94.20	Available
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1st	957	88.91	Available
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TOTAL	1,971	183.11	
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VIEWINGS & INFORMATION



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