

STORAGE | MANUFACTURING | LIGHT INDUSTRIAL | DISTRIBUTION | WAREHOUSING

FOR SALE
RARE OPPORTUNITY

WAREHOUSE FACILITY TOTALLING 40,739 SQ FT
PLUS YARD AREAS AND PARKING

 **WATTS**
PROPERTY CONSULTANTS

CIRCUIT HOUSE
PITRONNERIE ROAD INDUSTRIAL ESTATE
ST PETER PORT
GUERNSEY, GY1 2RL

INVESTMENT SUMMARY

- ❑ Opportunity to acquire a sizeable self-contained warehouse facility
- ❑ The Property extends to 40,739 sq ft including 28,092 sq ft of warehousing plus 12,647 sq ft of ancillary accommodation on the first floor
- ❑ Yard area comprising 12,147 sq ft plus additional parking to the front
- ❑ Situated on one of Guernsey's main industrial estates
- ❑ Well located between Guernsey's two main ports
- ❑ Self contained site extending to 1.35 acres
- ❑ Offered with full vacant possession providing opportunity for owner occupation or investment purposes
- ❑ Excellent eaves heights of 6.94 m (main warehouse) to 7.66 m (western bay)
- ❑ Very constrained industrial supply in Guernsey, with only 115,000 sq ft currently available to occupy
- ❑ Prime rents in Guernsey reaching £11 - 14 psf
- ❑ Freehold
- ❑ Offers sought in excess of £4,000,000 (Four Million Pounds), equating to Capital Value averaging £98.20 psf.

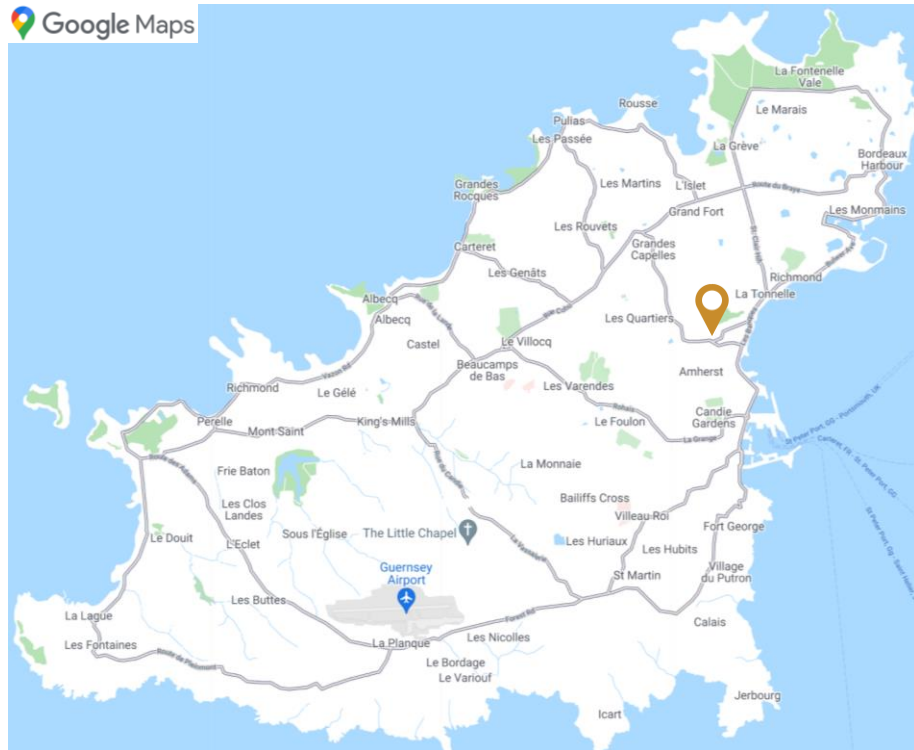


LOCATION

The site is located to the northern periphery of St Peter Port in close proximity to the office expansion area of Admiral Park. St Peter Port is the most populous town on the Island, as well as its capital. Pitronnerie Road Industrial Estate benefits from being situated between Guernsey's two largest conurbations and is the closest industrial estate to the main freight terminal at St Peter Port Harbour.

Guernsey's restrictive planning regime and limited land mass means there is a significant supply constraint for industrial accommodation, with demand exceeding supply, particularly for better quality units. As such, there is currently less than 115,000 sq ft of stock currently available, as well as a very limited development pipeline.

DESTINATION	MILES	TIME (MINUTES)
Saint Peter Port Harbour	1.2	5
Saint Sampson Harbour	2.1	9
Guernsey Airport	7	16



USE CLASS

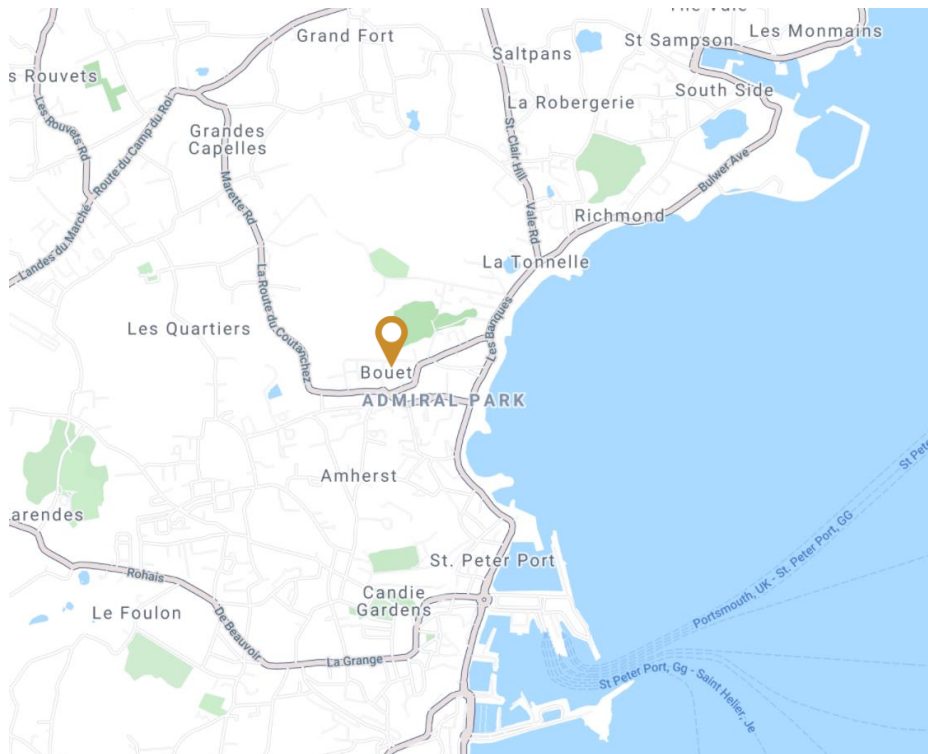
The Property is understood to benefit from Light Industrial Use Class 24. The Property's location in a Key Industrial Area means that a range of industrial and storage and distribution uses would be permitted.

CONTAINER ROUTE

The Property's location means that articulated vehicles up to 16.55m can travel from the White Rock between 9.00pm and 6.45am any day of the week.

Less than 115,000 sq ft of industrial stock currently available in Guernsey

High quality units achieving £11 - £14 psf



DESCRIPTION

The Property consists of a large warehouse facility. It comprises four adjoining bays extending to 28,092 sq ft, together with offices, assembly, storage and staff areas on the first floor, offering a further 12,647 sq ft.

The Property also benefits from the following specification:

- Generous eaves:
 - 6.94m to the eaves and 7.80m to the pitch (main building)
 - 7.66m and 8.53m to the pitch (west wing)
- Yard extending to 12,147 sq ft providing parking for circa 35 cars
- 2 electrically operated loading bay doors
- Onsite electricity substation
- Roof reclad in 2007
- Fibre optic supply with capacity up to 100 MB
- Additional parking and un/loading areas to the front.

SITE

The site extends to an area of 1.35 acres (0.55 hectares) providing a builtsite cover of circa 50%.

TENURE

The Property is held on a Freehold basis.





ACCOMMODATION

LEVEL	DESCRIPTION	AREA (sq ft)
Ground	Main Warehouse	23,613
Ground	Main Warehouse Loading Bay	512
Ground	Western Warehouse	3,455
Ground	Loading Bay	512
Total		28,092

The Property provides 28,092 sq ft of warehousing at ground floor level, as well as 12,647 sq ft of ancillary accommodation on the first floor. It therefore totals 40,739 sq ft.

LEVEL	DESCRIPTION	AREA (sq ft)
First	Assembly/ Maintenance	791
First	Assembly	5,881
First	Validation Lab	1,657
First	Offices & Ancillary	4,318
Total		12,647

In addition, the eastern yard area totals 12,147 sq ft, with additional parking and un/loading bays to the front.

GRAND TOTAL 40,739







CONTACT

To discuss this opportunity and for further information please contact SOLE AGENTS.



JOANNA WATTS MRICS
DIRECTOR
+44 (0) 7781 130 686
jo.watts@watts.property

WING LAI MRICS
DIRECTOR
+44 (0) 7781 412 578
wing.lai@watts.property

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PROPOSAL

Offers sought in excess of £4,000,000 (Four Million Pounds), reflecting a Capital Value averaging £98.20 psf.