

**La Hure Mare Warehouse**

**La Hure Mare**

**Vale**

**Guernsey**

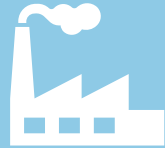




**An industrial unit located within a Key Industrial Area and on the Container Route**



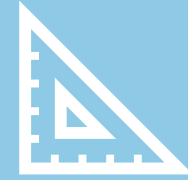
**Prime Industrial Location**



**Key Industrial Area**



**Positioned on the Container Route**



**4,001 sq ft over 2 floors**



**Warehouse at Ground Level**



**Offices at First Floor Level**



**32 Car Parking Spaces**



**Yard Area**



**Existing Tenant is Holding Over**



**Passing Rent of £50,061 per annum**



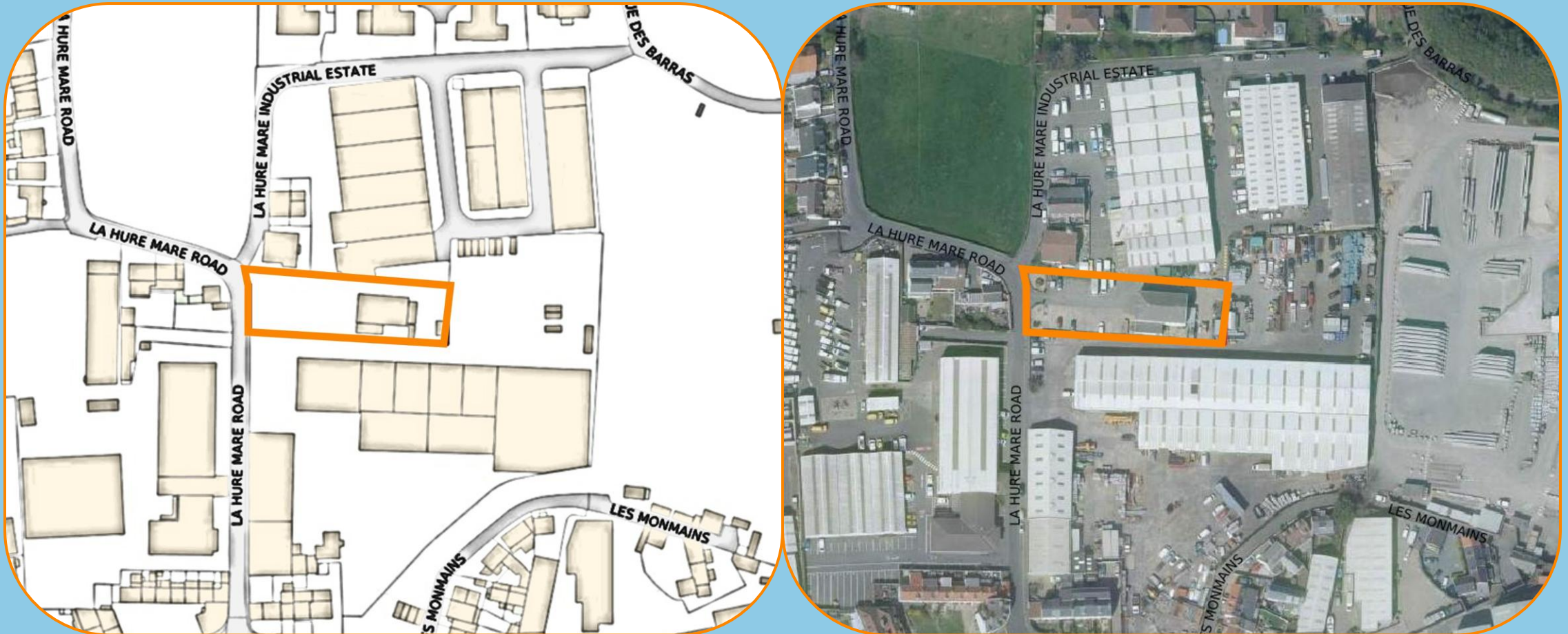
**Freehold Available**



**Price on Application**

**La Hure Mare Warehouse** is located in the north of Guernsey, in the parish of Vale.

It sits on La Hure Mare Road and falls within the Main Centre Outer Boundary and a Key Industrial Area. It is therefore recognised as one of the island's main industrial locations, benefitting from a prominent position and good transport networks (including forming part of the container route).



**La Hure Mare Warehouse** has a site area of 0.40 acres (1,624 sq m), upon which is a two-storey industrial unit providing 4,000 sq ft (372 sq m) of accommodation.

Level	Use	Area (sq m)	Area (sq ft)
Ground	Workshop / Office	204	2,199
First	Office	167	1,802
<b>Total</b>		<b>371</b>	<b>4,001</b>

At ground level there is a workshop, reception, toilet facilities, kitchenette, office areas and an adjoining shower room (not interconnected with the main building).

At first floor level, there is additional office accommodation and a boardroom.

Externally, to the front of the building, is onsite car parking for approximately 32 vehicles, twelve of which are tandem spaces.

At the rear is a yard which is used for external storage but could also be used for additional car parking.



**La Hure Mare Warehouse** is currently occupied by Geomarine Limited by way of a lease, the status of which is pending.

The passing rent is £50,061 per annum.

An opportunity therefore exists to either negotiate a new lease with the existing tenant or obtain vacant possession, within a reasonable amount of time, so the property can be used for owner occupation.





**Price on Application**



**Car Parking for up to 32 cars, plus a yard**

## Contact



## For Further Information or Viewings

**+44 (0) 1481 740071**  
**[info@watts.property](mailto:info@watts.property)**



**Wing Lai MRICS**

**Director**

**+44 (0) 7781 412 578**

**[wing.lai@watts.property](mailto:wing.lai@watts.property)**



**Joanna Watts MRICS**

**Director**

**+44 (0) 7781 130 686**

**[jo.watts@watts.property](mailto:jo.watts@watts.property)**

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