

# Barras Lane Industrial Estate

Barras Lane Industrial Estate, Vale, Guernsey

## Unit 1



Total Space  
**3,027 Sq Ft**

—

Car Parking  
**Three Onsite**

—

Includes 1st Floor  
**740 sq ft**

—

Available  
**Immediately**

—

Location  
**Established Estate**

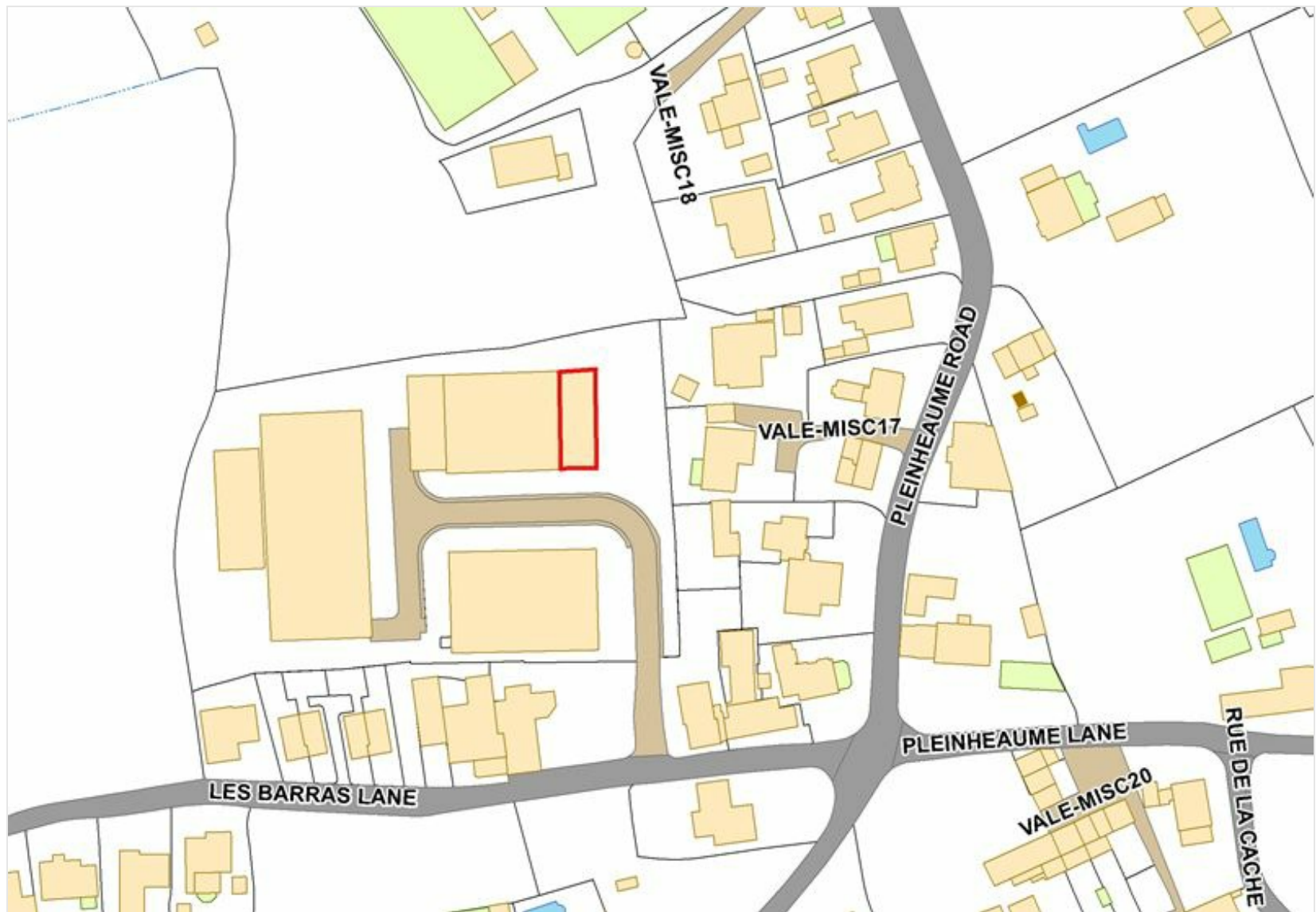
—

Rent  
**£24,706 pa**

—

## LOCATION

Unit 1 is situated on the Barras Lane Industrial Estate which lies on Barras Lane in the parish of Vale. It therefore forms part of a well established industrial estate comprising 15 units and is approximately 5.3 km to the centre of St Peter Port. Other occupiers in the vicinity include Archivist, Island Motor Company, Elite Office Supplies, Marine Electronics and Pavillion Interiors.



## DESCRIPTION

Unit 1 is a self contained warehouse unit arranged over two levels. There is a pedestrian access door and also two manually operated loading bay doors providing access to the unit. At ground level, there is fluorescent lighting and a solid concrete floor. There is also a small office and a toilet block providing both male and female WC facilities. An internal staircase provides access to the first floor which provides office accommodation, a kitchenette and additional storage. The offices have been fitted with fluorescent lighting, carpets and power points. Externally there is car parking for three vehicles directly in front of the unit. Additional car parking could be made available but is subject to separate negotiation.

## ACCOMMODATION

The premises provides approximately 3,027 sq ft of accommodation. This comprises the following:

Premises	Area (sq ft)
Ground Floor	2,287
First Floor	740
<b>Total</b>	<b>3,027</b>

It also has the benefit of three car parking spaces directly in front of the unit. Additional on site car parking spaces may also be available by separate negotiation.

## TENURE

Leasehold. The premises is available by way of a sublease with the existing tenant. The head lease is due to expire on 25 December 2028.

## RENT

The rent for the premises is £24,705.10 per annum.

## AVAILABILITY

The property is available to rent immediately.

## LEGALS

All terms are subject to contract.  
Each party shall bear their own legal costs in connection with this transaction.



## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



### Sales & Lettings

Our Agency Team acts for a wide range of clients and offers the expertise and skills to successfully negotiate disposals, lettings and acquisitions on all types of commercial property.

### Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER  
INFORMATION  
& VIEWING

**Joanna Watts**

MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

**Wing Lai**

MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.