Newlands Building

Lowlands Industrial Estate, St Sampsons, Guernsey

Single Floor Plate Office



Total Space
2,682 Sq Ft

Parking
13 Spaces

Specification
Newly Refurbished

Terms
Competitive

Location
Out of Town

Onsite Facilities
Gym

The Newlands Building in the north of the Island at Lowlands Industrial Estate. The premises is available as a whole and is offered with four parking and will be newly refurbished to suite the needs of the incoming occupier.

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LOCATION

The Newlands Building is situated in a slightly elevated position in the north of the Island at Lowlands Industrial Estate, in the parish of Vale. It therefore sits on the edge of Leale's Yard, in close proximity to the Bridge and the amenities it has to offer. With dual access from Vale Avenue and Braye Road, it is perfectly located for telecommunications and IT networking and therefore provides an ideal location for out of town offices, e-gaming or business contingency facilities.



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DESCRIPTION

The Newlands Building offers 37,000 sq ft of accommodation arranged over ground and first floor. It has recently been fully upgraded and is now occupied by Scope Furnishing on the ground floor and Bodyworks Gym, Guernsey Housing Association and a number of other smaller businesses on the remainder of the first floor. The premises is available as a whole or in part. As a whole the premises offers 2,682 sq ft of open plan accommodation on a single floor plate on the first floor. The premises will be available to let in a completely refurbished Cat A specification with a smart new client entrance being constructed in the south eastern corner of the building to provide access to the space. For those able to commit at an early stage, the Landlord is able to offer considerable flexibility to enable the space to be tailored to the specific requirements of the prospective tenant.

The premises also offers thirteen parking spaces and external areas and there is a lift providing access to the upper floor. The present supply comprises: 1 x 600A service from 400mm Cu cable, 2 x 400A heads from 300/3 Al cables and a 16 way multi-head. For a 3 MW load Guernsey Electricity would lay cables from the Power Station. Areas on site would be provided to install substations, and any issues regarding wayleaves, planning permission would be resolved to suit the requirements of any particular occupier.

ACCOMMODATION

The premises offers 2,682 sq ft of accommodation, together with thirteen parking spaces.

TENURE

Leasehold. The Landlord is offering a Full Repairing and Insuring Lease on flexible terms.

AVAILABILITY

Immediately

LEGALS

Each party is liable for its own costs. All terms are subject to contract.

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WATTS
PROPERTY CONSULTANTS

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RENT SOLE AGENCY | OFFICE/INDUSTRIAL





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Our Services

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



Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.



Lease Consultancy

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

FURTHER INFORMATION & VIEWING

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