

Unit 3, Ocean Yard - Warehouse

Bulwer Avenue, St Sampson

High Bay Warehouse

AVAILABLE IN WHOLE / PART



Total Space
12,946 Sq Ft

Offices
3,101 sq ft

Warehouse
7,140 sq ft

Mezzanine
2,705 sq ft

Eave Hight
Excellent

Location
Container Route

The property is situated at Ocean Yard just off Bulwer Avenue along a main container route. The property comprises a high bay warehouse with mezzanine floor.

LOCATION

The property is situated at Ocean Yard just off Bulwer Avenue along a main container route. It is therefore within the heart of an industrial area along the main arterial route connecting the Bridge to St. Peter Port. Neighbouring occupiers include Norman Pette, Ferry Speed, Duquemin & Ozanne, Project Hire and CAMS Hire.



DESCRIPTION

The property comprises a high bay warehouse under a single pitch roof. The warehouse measures approximately 22m long by 37.5m wide and has internal eaves height of approximately 6.8m and 9.6m to the pitch. It also benefits from three electronically operated roller shutter doors, (measuring 4m wide by 4.5m high), fluorescent hung lighting, 3 phase electricity, solid concrete floors and sky lights inset into the roof. Internally it benefits from office, kitchen and wc facilities, as well as a boardroom on the first floor.

Whilst the Lessor would prefer to retain the yard for its own purposes they are prepared to have a discussion about separately.

ACCOMMODATION

The accommodation provides approximately 12,946 sq ft and is arranged as follows:

Accommodation	Sq m	Sq ft
Warehouse	669	7,140
Offices	288	3,101
Mezzanine	99	2,705
Total	1,056	12,946

The premises are also available in part.

TENURE

Leasehold.

The premises is available by way of a new sub lease directly with the head tenant .

LEGALS

Each party is responsible for their own costs.
All terms are subject to contract.

RENT

Available upon Request.





Our Services

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Lease Consultancy

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FURTHER INFORMATION & VIEWING

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