Unit 2, Ocean Yard

Bulwer Avenue, St Sampson

High Bay Warehouse & Yard



Total Space
9,235 Sq Ft

Warehouse
8,235 Sq Ft

Offices
1,000 Sq Ft

Secure Yard
18,205 SQ FT

Eaves
Excellent

Location
Container Route

The property is situated at Ocean Yard just off Bulwer Avenue. It is within the heart of an industrial area and forms part of the container route. The available property comprises a high bay warehouse and secure yard which forms part of an estate.

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LOCATION

The property is situated at Ocean Yard just off Bulwer Avenue. It is therefore within the heart of an industrial area and forms part of the container route. Bulver Avenue is also one of the main arterial roads connecting the Bridge to St Peter Port. Neighbouring occupiers include Norman Piette, Trust Ford, Project Hire and CAMS Hire.

DESCRIPTION

The available property comprises a high bay warehouse and secure yard which forms part of an estate of three similar properties. The main warehouse accommodation comprises a clear span unit measuring approximately 30.77m long by 24.88m wide. It has an excellent internal eaves height of approximately 6 meters and is approximately 8.5 meters to the pitch. Within the warehouse is a mezzanine providing additional storage accommodation. The warehouse has a solid concrete floor and has recently had a new roof installed together with new lighting. It also benefits from two large manually operated loading bar doors, a three-phase electrical supply and translucent panels inset into the roof for natural light. The site itself is also secured by perimeter fencing. There is also a newly decorated office which is located within a separate block at first floor level, with additional car parking directly outside.

ACCOMMODATION

The accommodation comprises as follows:-

Area	**Sq ft**
Warehouse	8,235
Mezzanine	596
Office	1,000
Total	**9,831**

It also has the benefit of an 18,205 sq ft yard area.

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TENURE

Leasehold.
The property is available by way of an assignment of the existing lease which is on full repairing and insuring terms and expires 31 August 2031.

RENT

Available upon request.

LEGALS

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

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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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