

Alma House

Les Grippios, Bordeaux, Vale

Unit 2



Total Space
904 Sq Ft

Front Section
453 Sq Ft

Rear Section
451 Sq Ft

Accommodation
As a Whole or Part

Car Parking / Yard
Available Onsite

Available
Immediately

Located on an established industrial estate in the north of the island, the premises provides basic but affordable industrial accommodation with onsite car parking. Although currently a single premises, it could potentially be split to provide two smaller units.

LOCATION

Unit 2, Alma House is situated on Les Grippios, Vale. It is therefore located in the north of Guernsey, a short drive from the amenities of The Bridge and L'Islet.

Other occupiers in the vicinity include Sarnia Refrigeration, Channel Welders, Ronez and Principal Security.



DESCRIPTION

Unit 2, Alma House is a light industrial / storage unit which forms part of the Alma House Complex. The unit comprises two interconnected workshops which have a solid concrete floor, multiple power points and fluorescent lighting. The premises has use of shared WC facilities which are available on the complex.

Externally, the unit has allocated onsite car parking spaces for numerous vehicles. Alternatively, the external areas could be utilised for external storage.

Although currently providing a single premises, subject to works, it could potentially be subdivided to provide two smaller units.

ACCOMMODATION

The premises provides approximately 907 sq ft of accommodation which comprises the following:

Premises	Area (sq ft)
Front Section	456
Rear Section	451
Total	907

Subject to works, the premises could be split into their respective sections and let as two individual units.

The premises also has the benefit on onsite car parking spaces / yard areas directly outside the unit.

TENURE

Leasehold.

The premises is available by way of a new lease direct with landlord.

RENT

The rent for the premises is available upon application.

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

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FURTHER INFORMATION & VIEWING

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