

# 12 Westerbrook

South Quay, St Sampson, Guernsey

## Office Investment

POA



Total Space  
**2,431 Sq Ft**

Ground  
**1,206 Sq Ft**

First  
**1,225 Sq Ft**

Location  
**Central St Sampson**

Car Parking  
**7 Dedicated Spaces**

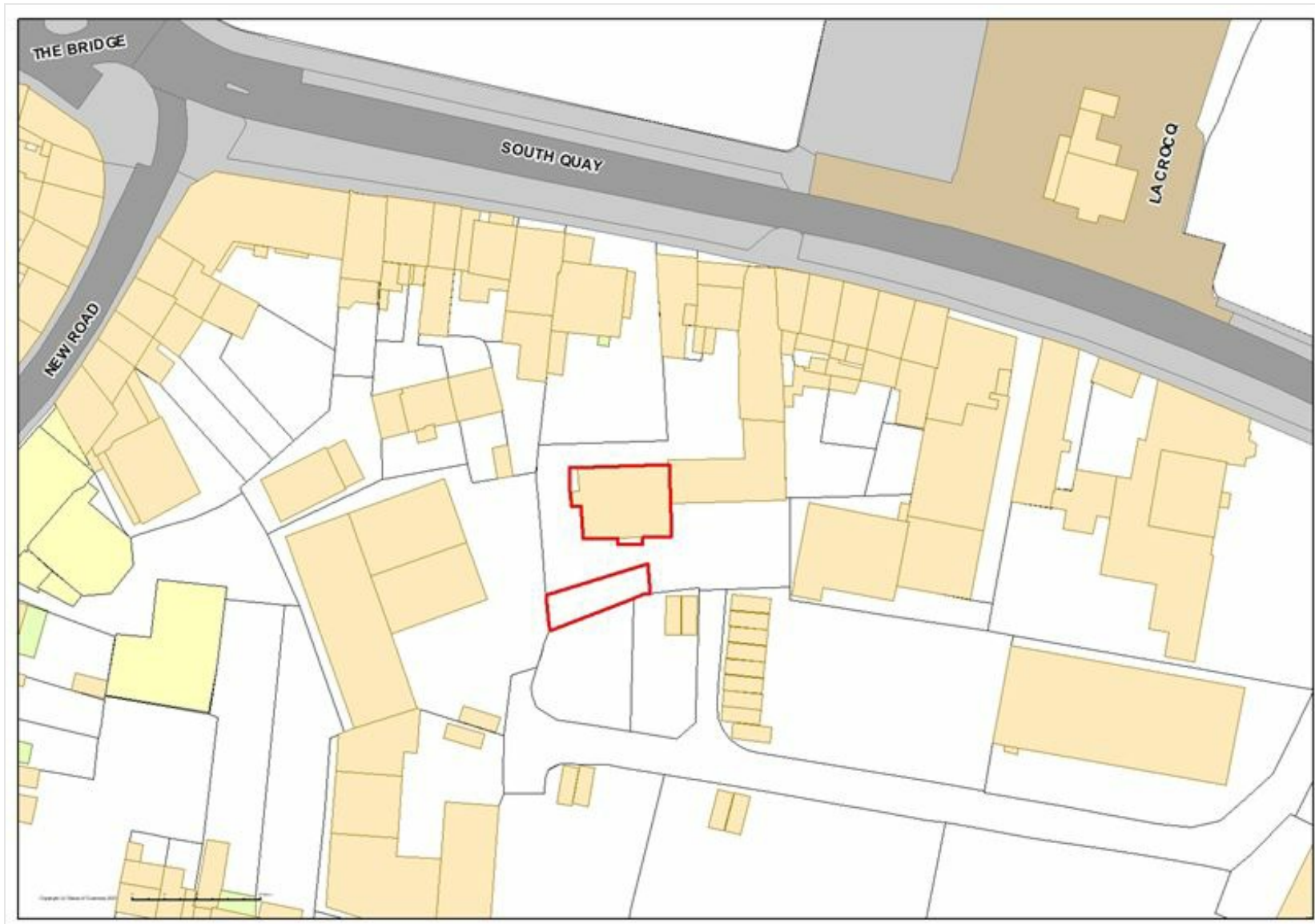
Price  
**Upon Application**

12 Westerbrook offers an opportunity to purchase an office building, in the centre of St Sampson with 7 dedicated car parking spaces. The property is offered with vacant possession and is available to purchase.

## LOCATION

12 Westerbrook is situated off South Quay in the parish of St Sampson, in the island of Guernsey. It lies just off the Bridge, opposite the marina, and is well located to benefit from the amenities in the surrounding area. These include retail outlets, restaurants, public houses, and supermarkets. It also has excellent transport links to St Peter Port.

Other occupiers in the vicinity include NP Group, Jupiter Trustees, Vets 4 Pets, Yess Electrical, The Co-Op, Lloyds Bank, Boots and Costa Coffee.



## DESCRIPTION

12 Westerbrook is a standalone building which is arranged over two levels. It was previously occupied by a radio broadcaster and has been fitted accordingly.

At ground floor level, there is a kitchen, WCs, a reception, offices and two recording studios. On the first floor is additional office accommodation, a studio, board room, communications room, store and a WC.

Generally, the accommodation is fitted with carpet tile flooring, perimeter trunking with data and power points, halogen lights, wall mounted radiators and double glazed UPVC windows.

Externally, there are 7 dedicated onsite car parking in the building's rear car park which is shared with neighbouring buildings. Additional public car parking is available in the near vicinity.

## ACCOMMODATION

The property provides 3,560 sq ft of office accommodation arranged over ground and first floors. This comprises the following:

Floor	Area (sq ft)
Ground	1,206
First	1,225
<b>Total</b>	<b>2,431</b>

## TENURE

Freehold.

The property is available to purchase with vacant possession.

## PRICE

The price for the property is available upon application.

## AVAILABILITY

The property is available to purchase immediately.



## LEGALS

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

## Our Services

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



## Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

## Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER  
INFORMATION  
& VIEWING

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