

Unit 6, Dysons Complex

Dysons Quarry, St Sampson, Guernsey

Warehouse Unit

£2,750 per month



Total Space
2,132 Sq Ft

Location
Container Route

Use
Multi-purpose

New Lease Available
**Direct With
Landlord**

Rent
All Inclusive Terms

Available
Immediately

Unit 6 is an industrial unit situated on Dysons Complex, conveniently located by the amenities of the Bridge. It has a roller shutter access door, concrete floor and new lighting.

LOCATION

Unit 6 is situated on Dysons Quarry, Southside, St Sampson.

It is conveniently located by the amenities of the Bridge and lies in close to Bulwer avenue, the main arterial route connecting St Sampson to St Peter Port. It also forms part of the designated container route.



DESCRIPTION

Unit 6 forms part of Dysons Complex, an estate comprising seven high quality warehouse units.

It benefits from a manually operated steel shutter door together with pedestrian access, a solid concrete floor and LED lighting.

A high quality, well presented, toilet block is shared in common by the occupiers of the site. This is serviced and maintained by the landlord.

A dedicated phone line serves the complex and numerous high resolution cameras have been installed to provide security. These are fed to an offsite location.

ACCOMMODATION

The property provides approximately 2,132 sq ft of warehouse accommodation.

TENURE

Leasehold.

The property is available by way of a new lease directly with the landlord.

Flexible terms are available.

RENT

The rent for the premises is £2,750 per month.

The rent includes service charge, Tax on Real Property, Parochial Rates, building insurance and water. The tenant is responsible for electricity consumed at the premises and any telephone or internet services required.

AVAILABILITY

The premises 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

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

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.