

Unit 3 Ocean Yard

Bulwer Avenue, St Sampsons, Guernsey

Ground & 1st Floor Office



Total Space
3,101 Sq Ft

Benefits
Fitted

Parking
Multiple Onsite

Offices
Fully Fitted

Terms
Flexible

Location
Container Route

The property is situated at Ocean Yard just off Bulwer Avenue along a main container route. The offices are located on the ground and first floor and enjoy independent access.

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 Piette, BougourdFord, Project Hire and CAMS Hire.



DESCRIPTION

An out of town office is available which provides accommodation on ground and first floors and enjoys independent access, light and airy accommodation with a kitchen, wc facilities and a boardroom based on the first floor.

ACCOMMODATION

The available premises are on ground and first floor and provides approximately 3,101 sq ft of office accommodation with onsite park for multiple vehicles.

AVAILABLE

The premises are available to rent immediately.

TENURE

Leasehold.

The premises is available by way of a new lease directly with the Landlord.

RENT

The rent is available upon application.

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

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