

Braye Road Warehouse

Braye Road Industrial Estate, Braye Road, Vale, Guernsey

Unit 3



Total Space Eaves Access

15,462 Sq Ft Good Excellent

Parking Available Rent

5-7 Onsite Spaces Immediately Upon Application

The Subject Premises forms part of the Hanois Property Complex at Braye Road which is a Key Industrial Area. The unit has suspended ceilings, recessed halogen lighting along with an electrically operated roller shutter loading door at the front of the unit.

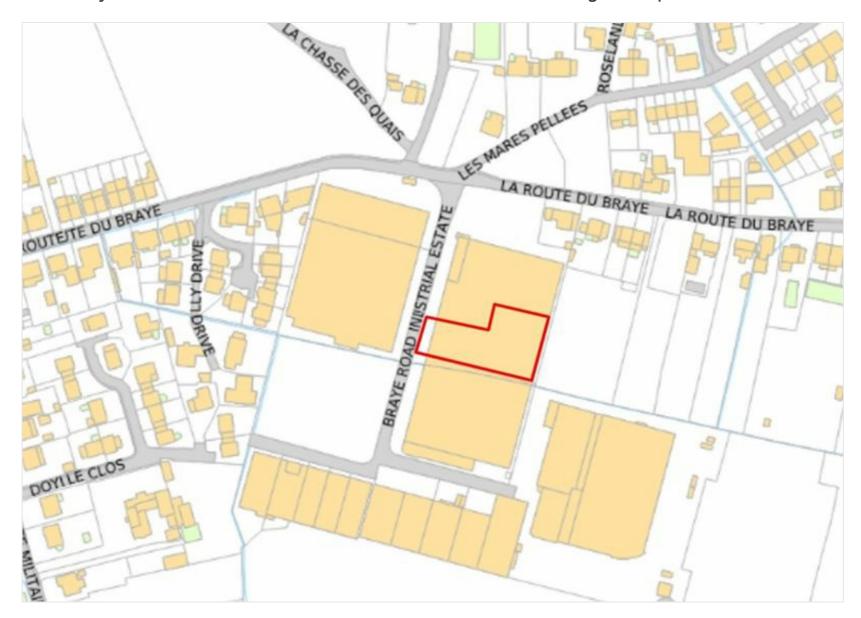




LOCATION

The Subject Premises forms part of the Hanois Property Complex at Braye Road which is designated as a Key Industrial Area. The estate lies on the western outskirts of St Sampsons along Braye Road and is therefore well located with good access to St Peter Port, St Sampson and Vale. It also benefits from being on one of the main container routes which allows articulated vehicles up to 16.55 metres to travel there from the White Rock, St Peter Port, between the hours of 9.00pm and 6.45am.

Other occupiers in the vicinity include Alliance Superstore, VWT, Sigma, Moonpig, BTS, Guernsey Press as well as a number of other industrial and storage occupiers.



DESCRIPTION

This unit has suspended ceilings and recessed halogen lighting throughout. There is also an electrically operated roller shutter loading door at the front of the unit. It enjoys a generous ridge height of 6.75m, reducing to 4.39m on the eastern side.

WC facilities are shared with Unit 1 next door.





TENURE

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

RENT

Upon application.

AVAILABILITY

The premises is available immediately.

LEGALS

All terms are subject to contract. Each party shall bear their own legal costs in connection with this transaction.



















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FURTHER
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& VIEWING

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