

Braye Road Warehouse

Braye Road Industrial Estate, Braye Road, Vale, Guernsey

Unit 3



Total Space
15,462 Sq Ft

Eaves
Good

Access
Excellent

Parking
5-7 Onsite Spaces

Available
Immediately

Rent
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.





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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