

# Unit 2, Garenne Park LET

Rue de la Cache, St Sampson

## Self-Contained Unit



Front Office  
**1,064 Sq Ft**

Rear Store &  
Workshop  
**1,818 Sq Ft**

Parking  
**4 Onsite Spaces**

Use  
**Storage/Industrial**

Location  
**Central**

The Subject Property is situated in Garenne Park in the centre of the Island along Rue de la Cache and has been newly refurbished and comprises approximately 3,000 sq ft of accommodation arranged to provide a front office, with store and workshop to the rear.



## LOCATION

Unit 2 is situated on Rue de la Cache, St Sampson and forms part of a well established industrial park known as Garenne Park. It is therefore centrally located in the island and is in close proximity to Landes du Marche and the main arterial routes connecting St Peter Port, St Sampson and the west and south of the Island.

Other occupiers on the estate include, Tyrell Dowinton Architects, Clarity, Printed, Polar Instruments and Vapormatt.



## DESCRIPTION

Unit 2 is an industrial unit arranged to provide an office with ancillary accommodation to the front and a store/workshop to the rear.

The front office is fitted with suspended ceiling, recessed LED lighting and provides WC facilities and space for a kitchenette. There is also a cellular office to the front.

The middle section provides storage accommodation with a mezzanine floor. This in turn leads to the rear section which provides ideal workshop accommodation.

The premises has a 3 phase electricity and cesspit drainage.

## PARKING

There are four onsite car parking spaces allocated with the unit and included in the rent.

Additional car parking is available at a rent of £550.00 per space per annum.

## TENURE

Leasehold.

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

## RENT

The rent for the premises is available upon request.

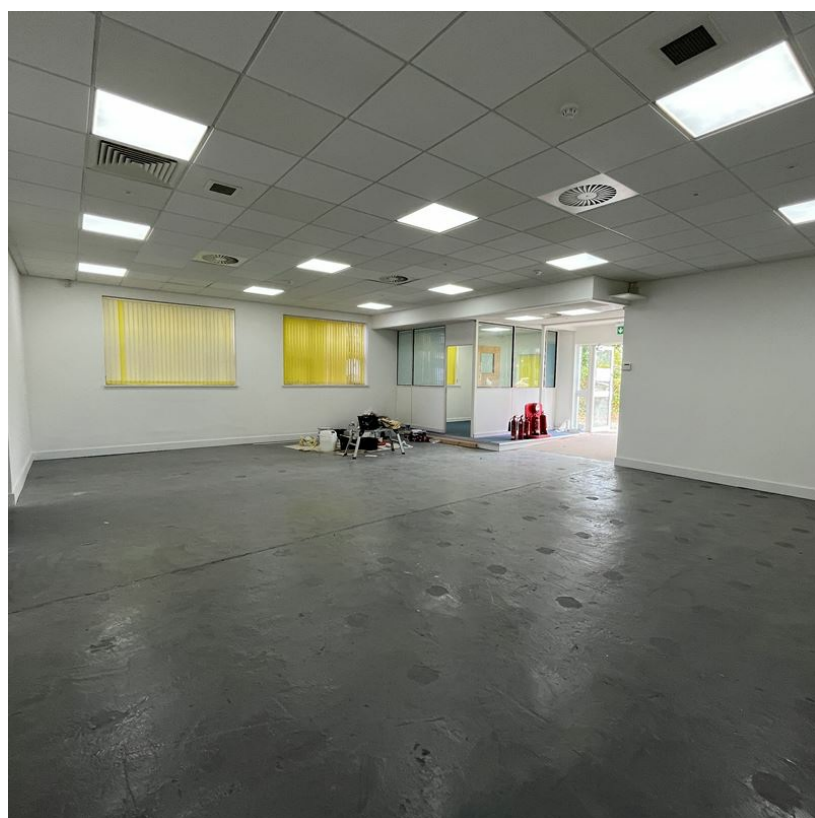
## AVAILABILITY

The premises is available to rent immediately.

## LEGAL COSTS

Each party is to cover its own legal costs in connection with the 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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