

# Braye Road Warehouse

Braye Road Industrial Estate, Braye Road, Vale, Guernsey

Flexible Warehouse Unit

Available as Whole / Part



Total Space  
**12,977 Sq Ft**

Ground  
**10,102 Sq Ft**

Mezzanines  
**2,875 Sq Ft**

Location  
**Industrial Estate**

Car Parking  
**12 Onsite Spaces**

Rent  
**Upon Application**

The premises forms part of the Braye Road Industrial Estate and offers plenty of flexibility. It can either be let as a single unit or it can be split into smaller premises.

## LOCATION

The available premises forms part of the Braye Road Industrial Estate which is designated as a Key Industrial Area. The estate lies on the western outskirts of St Sampson 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.

The Subject Property occupies a position to the rear of the estate in the south eastern corner.

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



## DESCRIPTION

The available premises is a warehouse offering plenty of flexibility. Although currently arranged to offer a single premises, there is potential for it to be split into smaller units of accommodation of varying sizes. To discuss the options available, please contact Watts Property.

At present, the accommodation is arranged over ground and mezzanine levels but the mezzanine floors which offer the ability to have office areas can be removed to suit a tenants needs.

The property benefits from a good eaves height of approximately 4.8m and is 6.5m to the pitch.

Although there is only a single roller shutter door serving the premises, there is also scope to add additional and larger doors.

Externally, to the front of the unit is onsite car parking for 12 cars.

## ACCOMMODATION

The premises offers a total of 12,977 sq ft of accommodation. This is arranged as follows:

Description	Area (sq ft)
Warehouse	10,102
Mezzanine	2,875
<b>Total</b>	<b>12,977</b>

The premises is available as a whole or in part whereby it could be split, by the landlord, to provide smaller units of accommodation.

## TENURE

Leasehold.

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

## RENT

The rent for the premises is available upon application.

## 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.