

Clemrose

Les Reines, Forest, Guernsey

Out of Town Offices



Total Space
1,181 Sq Ft

Location
Out of Town

Use
Office

Car Parking
6 Onsite Spaces

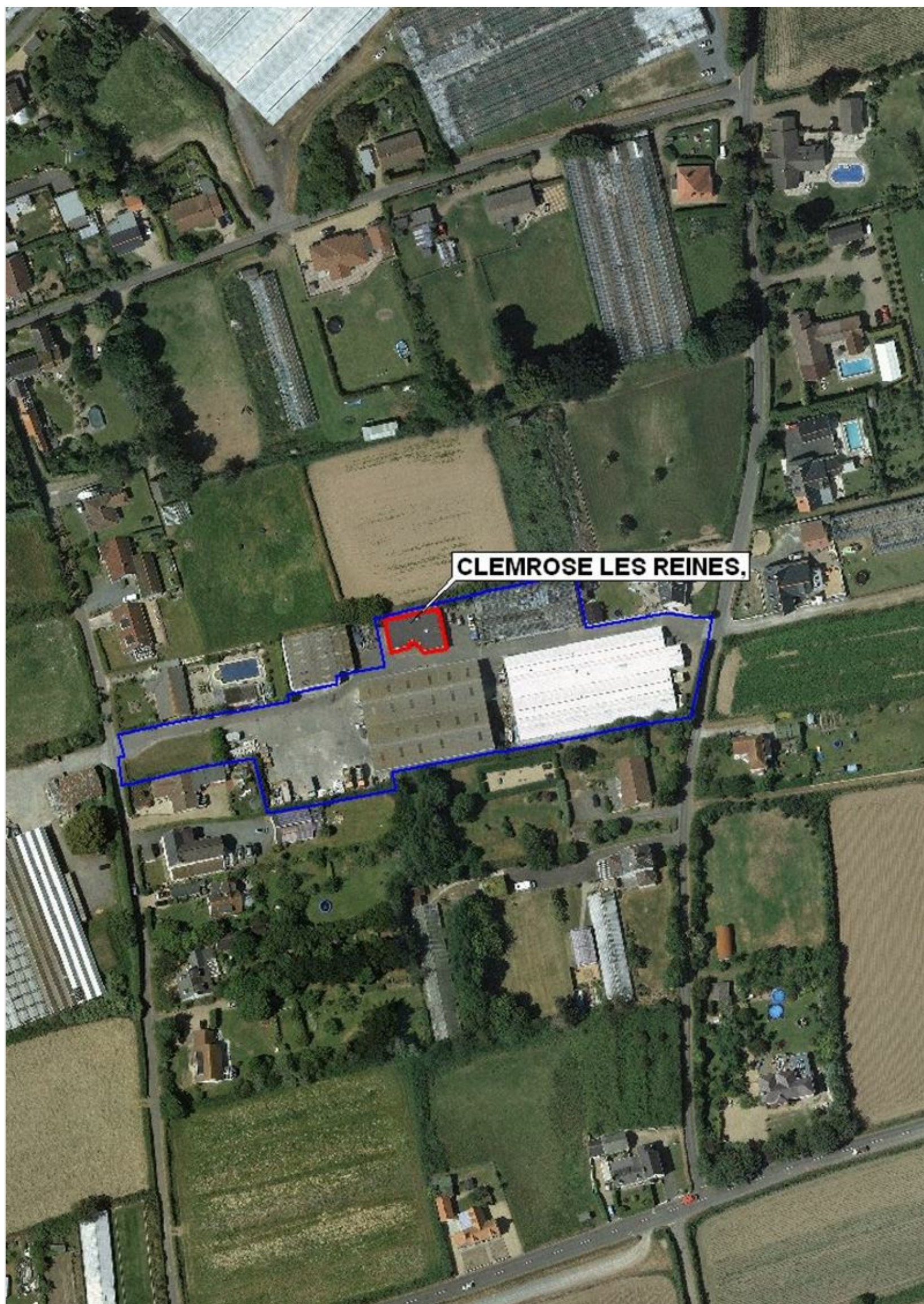
Rent
Upon Application

Available
Immediately

Located in the Forest on Clemrose Industrial Estate, this self-contained property provides office accommodation arranged over a single level together with six onsite car parking spaces.

LOCATION

Clemrose office is situated on Clemrose Industrial Estate which is located by the Airport, in the parish of the Forest. It can be accessed either from Les Reines to the west or La Rue des Fosses to the east. Both access points are suitable for articulated vehicles of 24 ft.





DESCRIPTION

The property is a self-contained office providing ground floor accommodation. This is arranged over seven rooms, set around a central reception or entrance hall. It also has a kitchen, male and female WC facilities and storage accommodation.

The premises is fitted with carpet flooring, reflective strip lighting, wall mounted radiators as well as data cabling and power points which have been channeled through the floor.

Externally, there is dedicated onsite car parking for six vehicles.

ACCOMMODATION

The available premises provides approximately 1,181 sq ft of office accommodation. This is arranged to provide the following:

| Description | Area (sq ft) |
|--------------|--------------|
| Office | 1,017 |
| Storage | 30 |
| Kitchen | 134 |
| Total | 1,181 |

TENURE

Leasehold.

The premises is available by way of a new lease direct with the landlord.

RENT

The rent for the property is available upon application.

AVAILABILITY

The property 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

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