

# Unit 4 Church Road Industrial Estate

**UNDER OFFER**

Church Road, St Sampson

## Generous Eaves



Parking  
**8 Onsite Spaces**

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Available  
**December 2022**

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Use  
**Storage**

—

Terms  
**Upon Application**

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Location  
**Main Centre**

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## LOCATION

Unit 4, Church Road Industrial Estate is located on Church Road, St Sampsons. It is therefore situated in the north of the Island on the outskirts of The Bridge, close to the main arterial route connecting St Peter Port to St Sampsons Main Centre. Other occupiers in the vicinity include Regency Bedding, Brock Storage, Office Maker, Norman Piette, St Sampson's Surgery and Guernsey Metals.

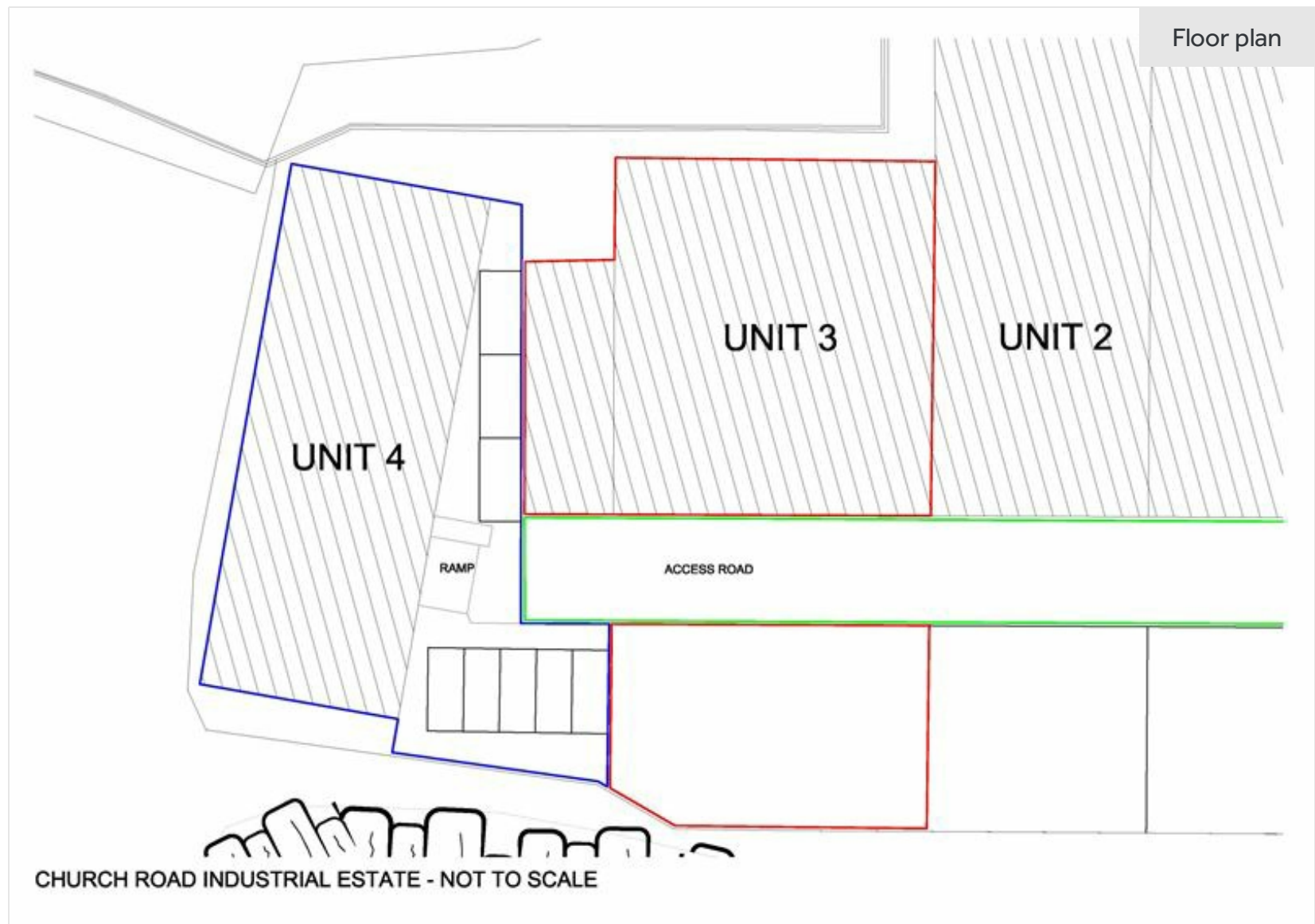
## DESCRIPTION

Unit 4 forms part of an estate of similar properties and comprises a steel portal frame construction with metal cladding to the roof and all elevations. It is served by uPVC rainwater apparatus and has an eaves height of approximately 7.2m. It has internal lighting and is accessed by way of a pedestrian door and a loading door which is approximately 4m wide by 4.6m high. As the loading door is slightly elevated from ground level there is a concrete ramp which facilitates access. It also has a 3-phase electricity supply.

Externally, there is an allocated area for car parking or external storage. The premises is currently classified under a storage and distribution use class.

## ACCOMMODATION

The premises provides approximately 3,680 sq ft of accommodation. In addition, there is an external yard area which can accommodate onsite parking for up to eight spaces.



## USE

The Subject Property is currently classified as Storage and Distribution Use Class 22. However, alternative uses will be considered, subject to the usual consents being obtained and the landlord's approval.

## TENURE

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

## RENT

Available upon request.

## AVAILABILITY

The premises is available from December 2022.

## 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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Measurements are given for guidance purposes only and are approximate.