

# Alma House

Les Grippios, Bordeaux, Vale, Guernsey

Unit 1

£20,000 per annum



Total Space  
**2,356 Sq Ft**

First Floor Office  
**1,772 Sq Ft**

Workshop  
**584 Sq Ft**

Workshop Mezzanine Available  
**319 sq ft**

As whole or in part

Car Parking  
**8 Onsite Spaces**

Located on an established industrial estate in the north of the island, the premises provides basic but affordable industrial / office accommodation with onsite car parking.

## LOCATION

Unit 1, Alma House is situated on Les Grippios, Vale. It is located in the north of Guernsey, a short drive from the amenities of The Bridge and L'Islet.

Other occupiers in the vicinity include Sarnia Refrigeration, Rabeys, Channel Welders, Ronez and J.E.R. Group.

## DESCRIPTION

Unit 1, Alma House is a light industrial / storage unit which forms part of the Alma House Complex. The unit comprises a first floor office with its own self-contained entrance. This is arranged over a number of rooms which have been fitted with carpet flooring, ceiling mounted fluorescent lights and power points. The premises has also been fitted with male and female WCs.

At ground level, accessed via a communal reception in the neighbouring building, there is a workshop with solid concrete floor, ceiling mounted strip lighting, power points and a mezzanine floor.

Externally, the unit has allocated onsite car parking spaces for up to eight vehicles.

## ACCOMMODATION

The premises provides approximately 2,675 sq ft of accommodation which comprises the following:

Premises	Area (sq ft)
Office	1,772
Workshop	584
Workshop Mezzanine	319
<b>Total</b>	<b>2,675</b>

If required, the landlord would consider letting the office and the workshop as separate units.

## TENURE

Leasehold.

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

## **RENT**

The rent for the premises is £20,000 per annum.

In addition to the rent, the tenant shall also pay the tax on real property, parish rates, building insurance, service charge and utilities associated with the premises.

## **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.





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FURTHER  
INFORMATION  
& VIEWING

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