

Alma House LET

Les Grippios, Bordeaux, Vale

Units 3 & 4



Unit 3
465 Sq Ft

Car Parking
Available Onsite

Unit 4
465 Sq Ft

Available
Immediately

Accommodation
As a Whole or Part

Located on an established industrial estate in the north of the island, the premises provides basic but affordable industrial accommodation with onsite car parking. Although currently a single premises, it could potentially be split to provide two smaller units.

LOCATION

Units 3 & 4, Alma House are situated on Les Grippios in the parish of Vale. It is therefore 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, Channel Welders, Ronez and Principal Security.



DESCRIPTION

Units 3 & 4, Alma House comprises two interconnected workshops providing light industrial accommodation together with onsite car parking directly in front of each unit.

Although currently providing a single premises, it has been formed by connecting two adjacent units together. The premises could therefore be retained as is or subdivided again to provide two smaller units.

The unit has a solid concrete floor which has been laid with wood effect floor finishes, multiple power points and fluorescent lighting.

Each Unit is well presented and benefits from dedicated WC facilities.

ACCOMMODATION

The premises provides approximately 930 sq ft of accommodation which is available as a whole or on an individual unit basis. A breakdown of the premises is as follows:

Premises	Area (sq ft)
Unit 3	465
Unit 4	465
Total	930

It also has the benefit on onsite car parking spaces directly in front of the unit.

TENURE

Leasehold.

The premises is available by way of an assignment of an existing lease which is due to expire on 31 December 2026. Additional details on the existing lease are available upon request.

RENT

The rent for the premises 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

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FURTHER
INFORMATION
& VIEWING

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