

# Bridge House

Rue De La Cache, Garenne Park, St Sampson

## Offices & Workshop

Rent Upon Application



Total Space  
**11,966 Sq Ft**

Office  
**3,462 Sq Ft**

Workshop  
**3,932 Sq Ft**

Store  
**2,087 Sq Ft**

Dry Store  
**796 Sq Ft**

Mezzanine  
**1,689 Sq Ft**

The available premises forms part of an industrial estate known as Garenne Park. It has the benefit of onsite car parking and has a good eaves height.

## LOCATION

The available premises is situated on Rue de la Cache, St Sampson and forms part of a well established industrial park known as Garenne Park. It lies in close proximity to Landes du Marche and the main arterial routes connecting St Peter Port, St Sampson and the west and south of the Island.

Other occupiers on the estate include Clarity, Printed, Polar Instruments and Vapormatt.



## DESCRIPTION

The available unit comprises both a workshop and office accommodation which forms part of a larger building with 14 onsite parking spaces and external areas.

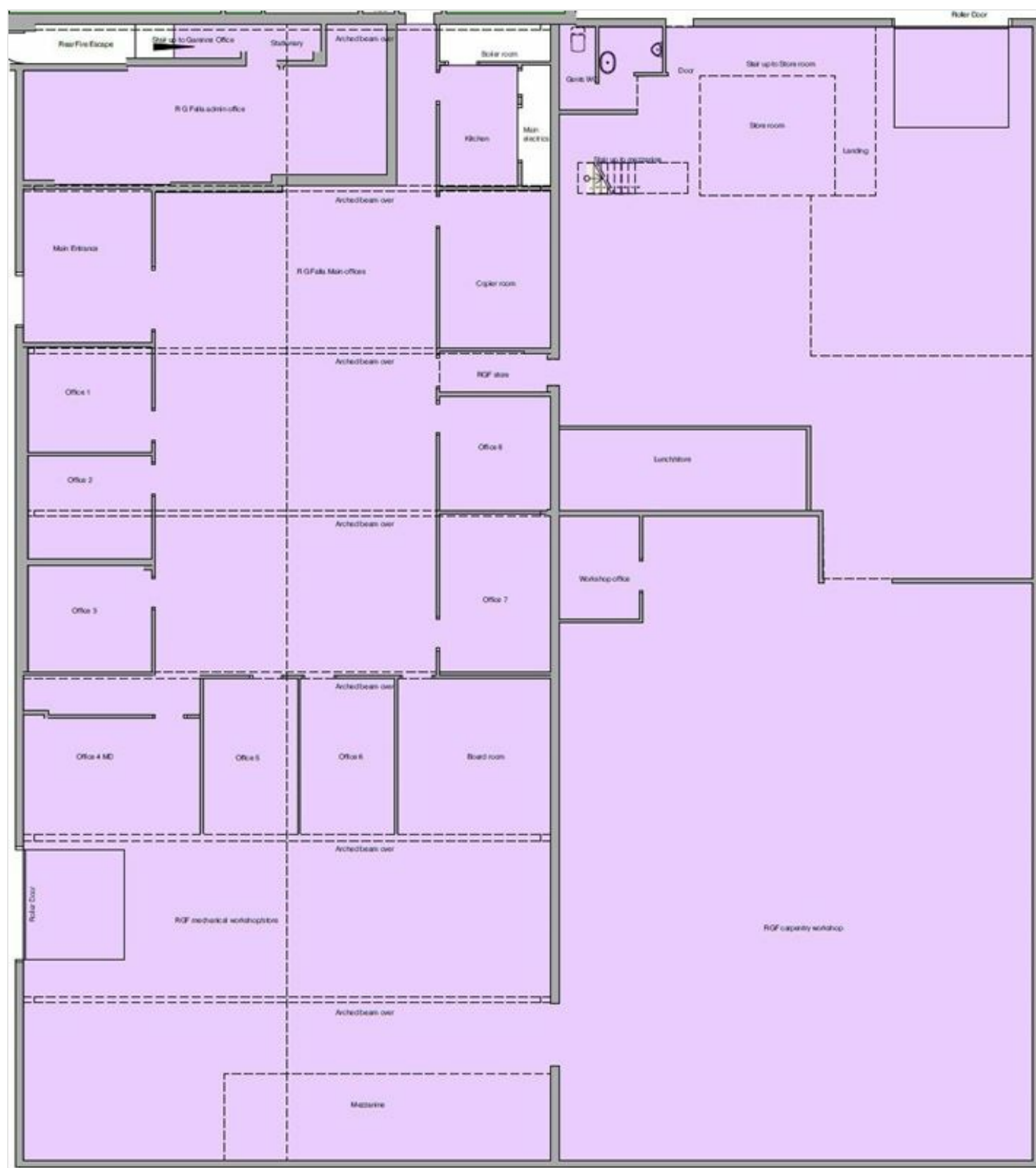
The office premises is fully fitted and includes boardroom and cellular offices as well as a dedicated kitchen and stores. It also benefits from IT computer cabling and wcs in the common areas of Garenne House.

The offices provides direct access to a workshop/industrial unit which has an electrically operated roller shutter door and mezzanine floors which can be removed if required. This unit is served by an independent wc as well as three phase electric.

## ACCOMMODATION

The premises provides approximately 11,966 sq ft of accommodation together with onsite car parking for 14 vehicles. This comprises the following:

Description	Area (sq ft)
Office	3,462
Workshop	3,932
Store	2,087
Dry Store	796
Mezzanine	1,689
<b>Total</b>	<b>11,966</b>



## TENURE

Leasehold.

The property is available by way of a new lease directly with the landlord. The Landlord will consider letting the workshop separately to the offices if the terms are appropriate.

## RENT

The rent for the premises is available upon request.

## 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

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### 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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