

Unit 3, Dyson Quarry **UNDER OFFER**

South Quay, St Sampson, Guernsey

Light Industrial Unit

Rent Upon Application



Warehouse
2,969 Sq Ft

Office
381 Sq Ft

Location
Container Route

Dedicated Yard
Car Parking/Storage Immediately

Available

Unit 3 is a warehouse situated on Dysons Quarry, which is conveniently located by the amenities of the Bridge. It sits on the container route and has a dedicated yard suitable for car parking and/or external storage.

LOCATION

Unit 3 is situated on Dysons Quarry, Southside, St Sampson. It is therefore conveniently located by the amenities of the Bridge and lies in close proximity to Bulwer avenue, the main arterial route connecting St Sampson to St Peter Port. It also forms part of the designated container route.

Other occupiers in the vicinity include Ferryspeed, CAMS, Norman Piette, Project Hire and Sale and Euromarque.

DESCRIPTION

The available premises is a clear span industrial unit which has an eaves height ranging between 2.5 and 3.4 metres. It is 4.4 metres to the pitch.

The premises has a solid concrete floor, fluorescent lighting, two WCs, tea points and a smartly fitted office area. In addition to two pedestrian access doors, there is also a manually operated loading bay door which is approximately 3 metres in height by 4 metres wide.

The property is served by mains water, drainage and electricity (it has a three phase supply).

Externally, there is a dedicated yard area which provides ample onsite car parking / storage.

ACCOMMODATION

The property provides approximately 3,350 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Warehouse	2,968
Office	310
Ancillary	72
Total	3,350

TENURE

Leasehold.

The existing lease is due to expire in July 2024 but an extended lease could be negotiated direct with the Landlord.

RENT

The rent for the premises is available upon application.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

All terms are subject to contract.
Each party is to bear their own legal costs.





Our Services

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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

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

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