

Roselyn Workshop

La Longue Rue, Vale, Guernsey

Storage Unit

Price on Application



Total Space
2,360 Sq Ft

Warehouse
2,006 Sq Ft

Mezzanine
354 Sq Ft

Location
Out-of-Town

Car Parking
One Onsite Space

Available
Immediately

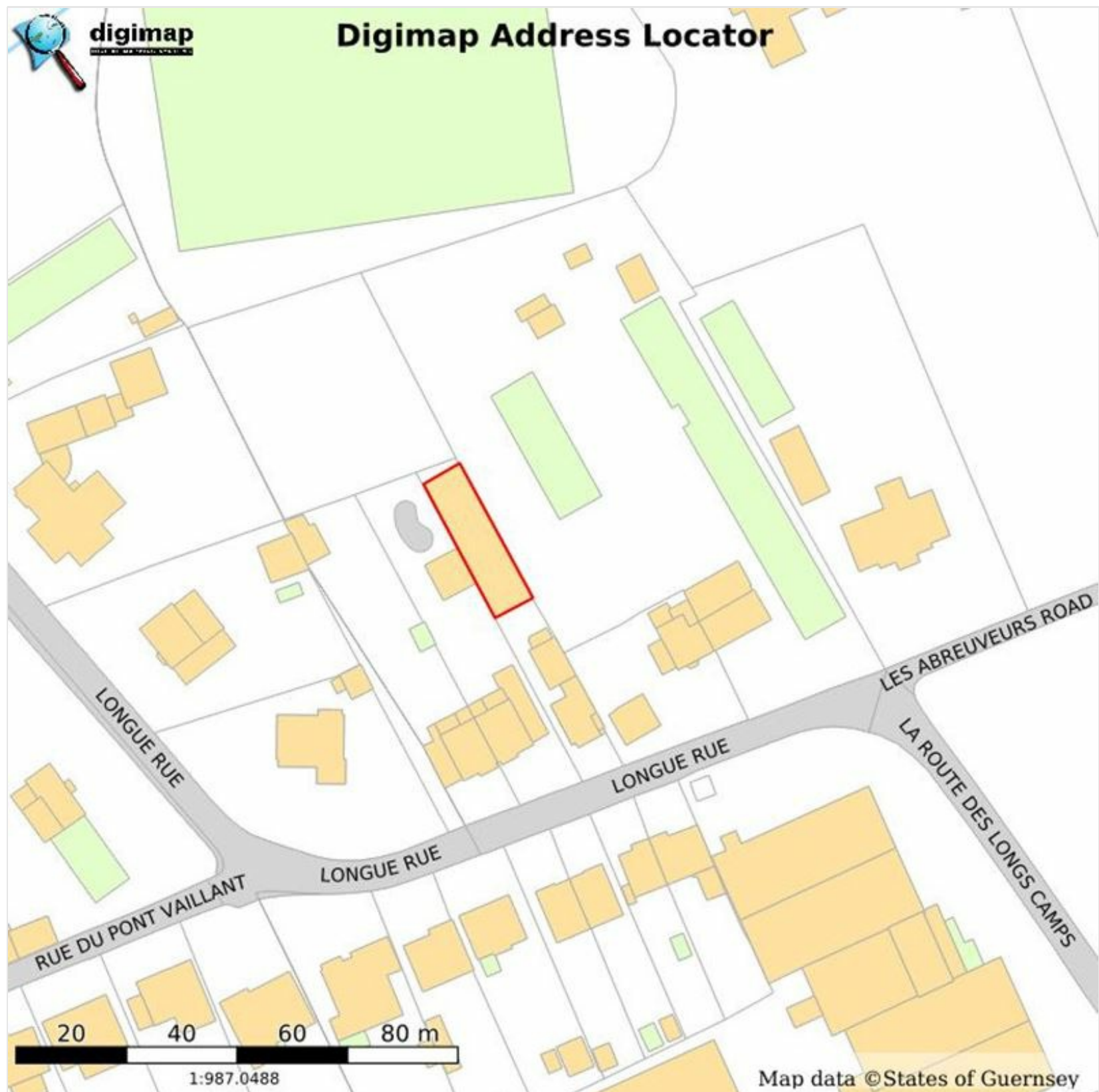
Roselyn Workshop is an industrial unit located on La Longue Rue in the parish of St Sampson. It offers a regularly shaped unit which is ideal for storage and has an onsite car parking space.

LOCATION

Roselyn Warehouse sits on Longue Rue, St Sampson, close to St Sampson/Vale border.

It therefore occupies an out of town location with good transport networks to the centre of St Peter Port.

Other occupiers in the vicinity include RH Gaudion, Aladdin's Cave, DHS and the Guernsey Tennis Centre.



DESCRIPTION

The available property is a storage unit accessed via a short driveway leading from the main road to the rear of a residential dwelling.

It is a clear span warehouse with a concrete floor, ceiling hung lighting, translucent roof panels and a manually operated roller shutter door measuring 3.2m wide by 4.8m high. It has an eaves height of approximately 3.6m and is 6m to the pitch.

There is a mezzanine floor to the rear of the property which provides additional accommodation at first floor level.

Externally, there is onsite parking for one vehicle directly outside the unit.

ACCOMMODATION

The property provides approximately 2,360 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Warehouse	2,006
Mezzanine	354
Total	2,360

TENURE

Leasehold.

The property is available by way of a new lease direct with the Landlord.

RENT

The rent for the property is available on application

The tenant is also responsible for the tax on real property, rates, building insurance and utilities associated with the property.

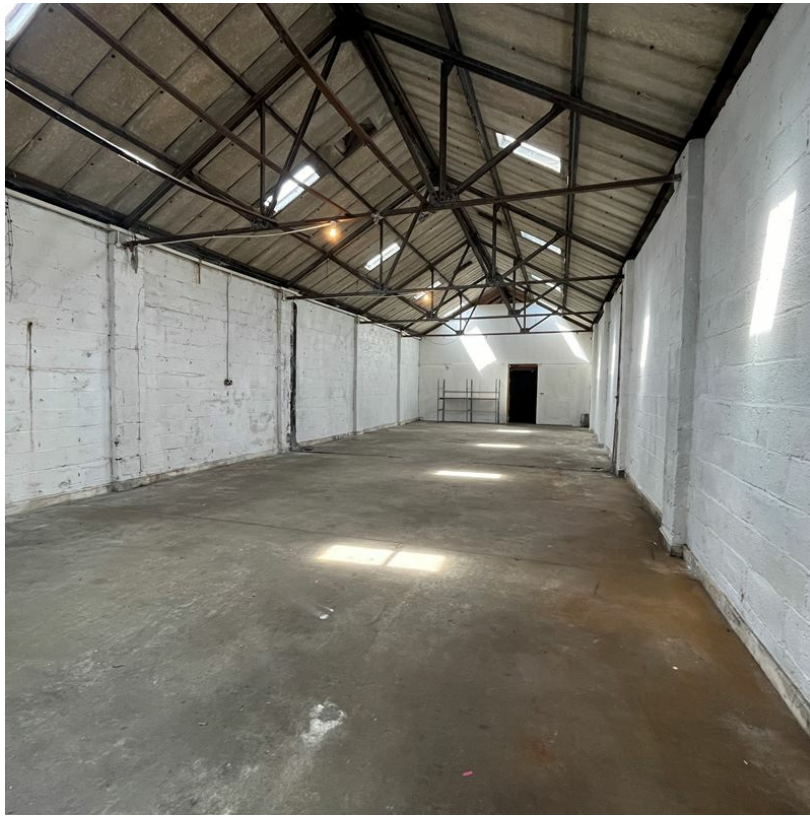
AVAILABILITY

The property is available to rent immediately.

LEGALS

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





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

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

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.