

Normandie House

Rue A Chiens, St Sampsons, Guernsey

Industrial Unit / Office

£19,000 per annum



Total Space
1,588 Sq Ft

Warehouse
359 Sq Ft

Store
520 Sq Ft

Office
709 Sq Ft

Car Parking
2 Onsite Spaces

Available
Immediately

The available premises forms part of Normandie House which sits adjacent to Garenne Park. It comprises a warehouse, store, office and onsite car parking for two vehicles. The premises is available as a whole or in part.

LOCATION

The available premises forms part of Normandie House, situated on Rue a Chiens, St Sampson. It lies next to a well established industrial park known as Garenne Park and is 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 in the immediate vicinity include, DNA, Clarity, Printed, Polar Instruments and Vapormatt.



DESCRIPTION

The available premises forms part of a larger building (Normandie House) which fronts onto Rue a Chiens. It comprises three distinct areas, a warehouse, store and office. All of which are at ground level.

The warehouse has a solid concrete floor, hanging fluorescent lights and a newly installed electric roller shutter door which is approximately 3.0m wide by 3.5m high. It has a good eaves height of 4.6m and is 5.1m to the pitch.

Separated by way of a lobby, there is an office and store room which are interconnected but also have independent access. The office could potentially be used as additional storage and is fitted with carpet tiled flooring, power points and lighting.

The store room has a solid concrete floor and has ceiling hung lighting. It has a ceiling height of approximately 2.1m

The premises has use of a shared kitchenette and WCs located on the ground floor of the building.

Externally, the premises has the benefit of two onsite car parking spaces. If required, additional car parking in the immediate vicinity of the premises is potentially available by way of separate negotiation.

ACCOMMODATION

The premises provides approximately 1,588 sq ft of accommodation which comprises the following:

Description	Area (sq ft)
Warehouse	359
Store	520
Office	709
Total	1,588

The premises is available to rent as a whole or in part.

TENURE

Leasehold.

The property is available by way of a new lease direct with the landlord. This can either be for the whole premises or part of it.

RENT

The rent for the premises is £19,000 per annum.

In addition to the rent, the Tenant shall also be responsible for the tax on real property, parish rates, building insurance and utilities associated with the premises.

AVAILABILITY

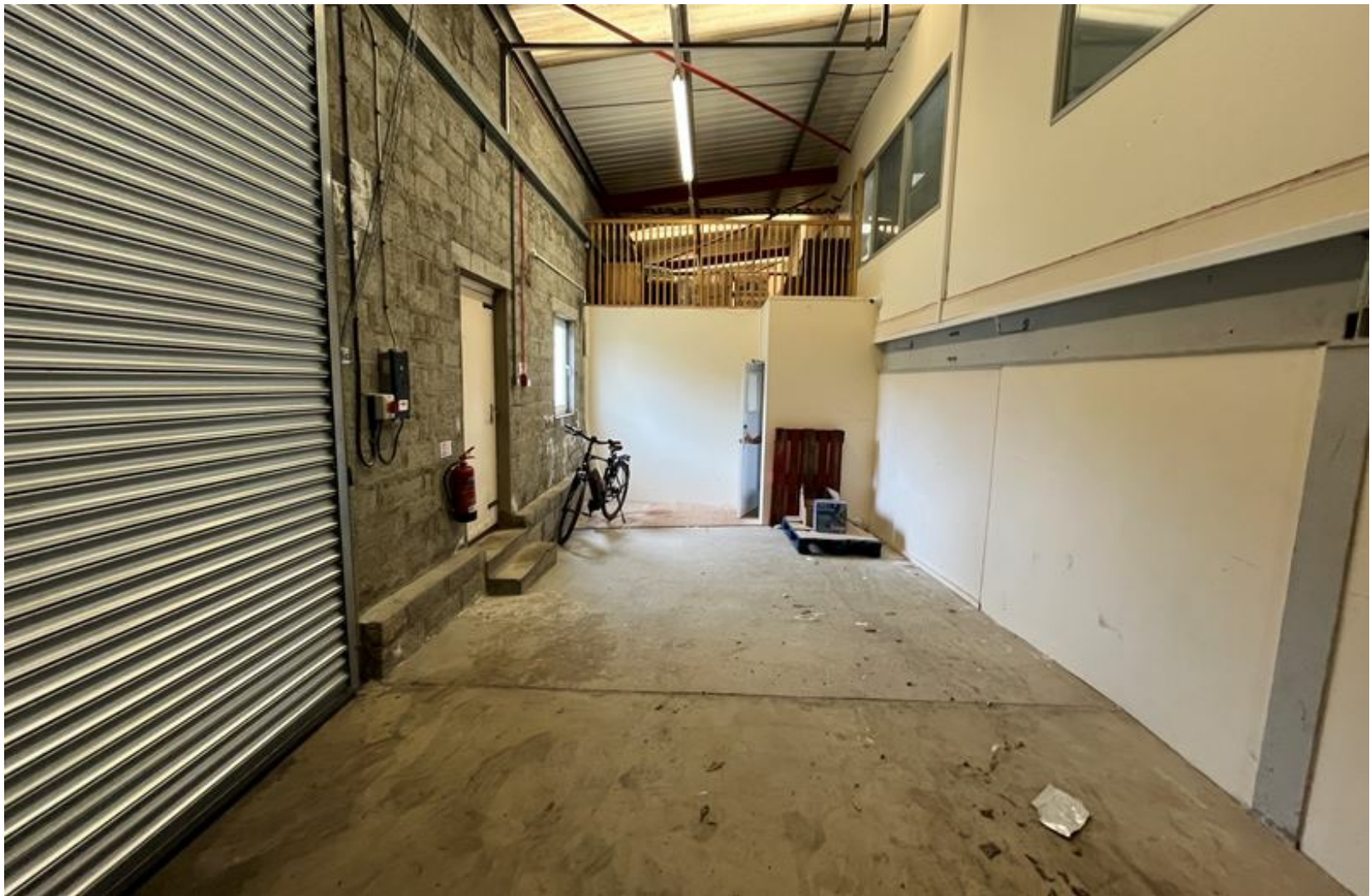
The premises is available to rent immediately.

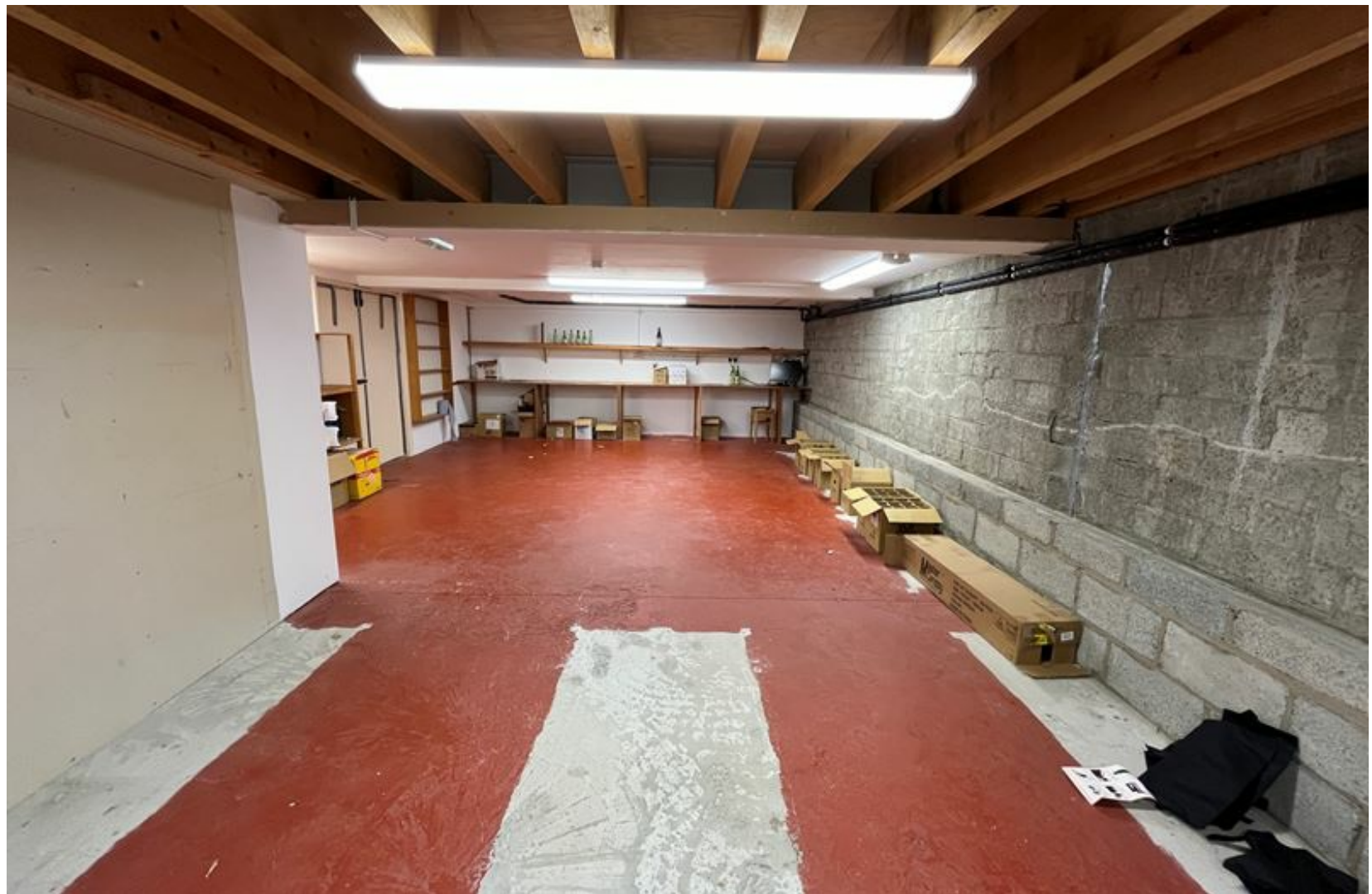
LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.









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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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