

Unit 3, Dyson Quarry **UNDER OFFER**

South Quay, St Sampson, Guernsey

Light Industrial Unit

Price 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

Unit 3, Dysons Quarry 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 property 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.

It 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

Freehold.

The property is available to purchase.

PRICE

The price for the property is available upon application.

LEGALS

All terms are subject to contract. Each party shall bear their own legal costs in connection with this transaction.





Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

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.