

Alma House - Office

Les Grippios, Bordeaux, Vale, Guernsey

Unit 1 - Office

£11,000 per annum



Total Space
1,772 Sq Ft

Car Parking
8 Onsite Spaces

Available
Immediately

Terms
Flexible

Location
Out of Town

Warehouse
Also Available

Located on an established industrial estate in the north of the island, the premises provides basic but affordable industrial / office accommodation with onsite car parking.

LOCATION

Unit 1, Alma House is situated on Les Grippios, Vale. It is located in the north of Guernsey, a short drive from the amenities of The Bridge and L'Islet.

Other occupiers in the vicinity include Sarnia Refrigeration, Rabeys, Channel Welders, Ronez and J.E.R. Group.



DESCRIPTION

Unit 1, Alma House offers office space and forms part of the Alma House Complex. The unit comprises a first floor office with its own self-contained entrance. This is arranged over a number of rooms which have been fitted with carpet flooring, ceiling mounted fluorescent lights and power points. The premises has also been fitted with male and female WCs.

At ground level, accessed via a communal reception in the neighbouring building.

Externally, the unit has allocated onsite car parking spaces for up to eight vehicles.

ACCOMMODATION

The premises provides approximately 1,772 sq ft of office accommodation together with onsite parking for up to eight vehicles.

TENURE

Leasehold.

The premises is available by way of a new lease direct with landlord.

RENT

The rent for the premises is £11,000 per annum.

In addition to the rent, the tenant shall also pay the tax on real property, parish rates, building insurance, service charge and utilities associated with the premises.

AVAILABILITY

The property 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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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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