

Normandie House

Rue A Chiens, St Sampson, Guernsey

Industrial Unit

£12,000 per annum



Total Space
879 Sq Ft

Warehouse
359 Sq Ft

Store
520 Sq Ft

Location
Out of Town

Car Parking
Out of hours parking Immediately

Available

The available premises forms part of Normandie House which sits adjacent to Garenne Park. It comprises a warehouse, and store which is available to rent immediately.

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 two distinct areas, a warehouse and store. Both 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 a store room which has a solid concrete floor and 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.

Although there is no allocated car parking with the premises, the tenant is able to use the onsite parking out of hours. Additional car parking in the immediate vicinity of the premises is also potentially available by way of separate negotiation.

ACCOMMODATION

The premises provides approximately 879 sq ft of accommodation which comprises the following:

Description	Area (sq ft)
Warehouse	359
Store	520
Total	879

TENURE

Leasehold.

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

RENT

The rent for the premises is £12,000 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

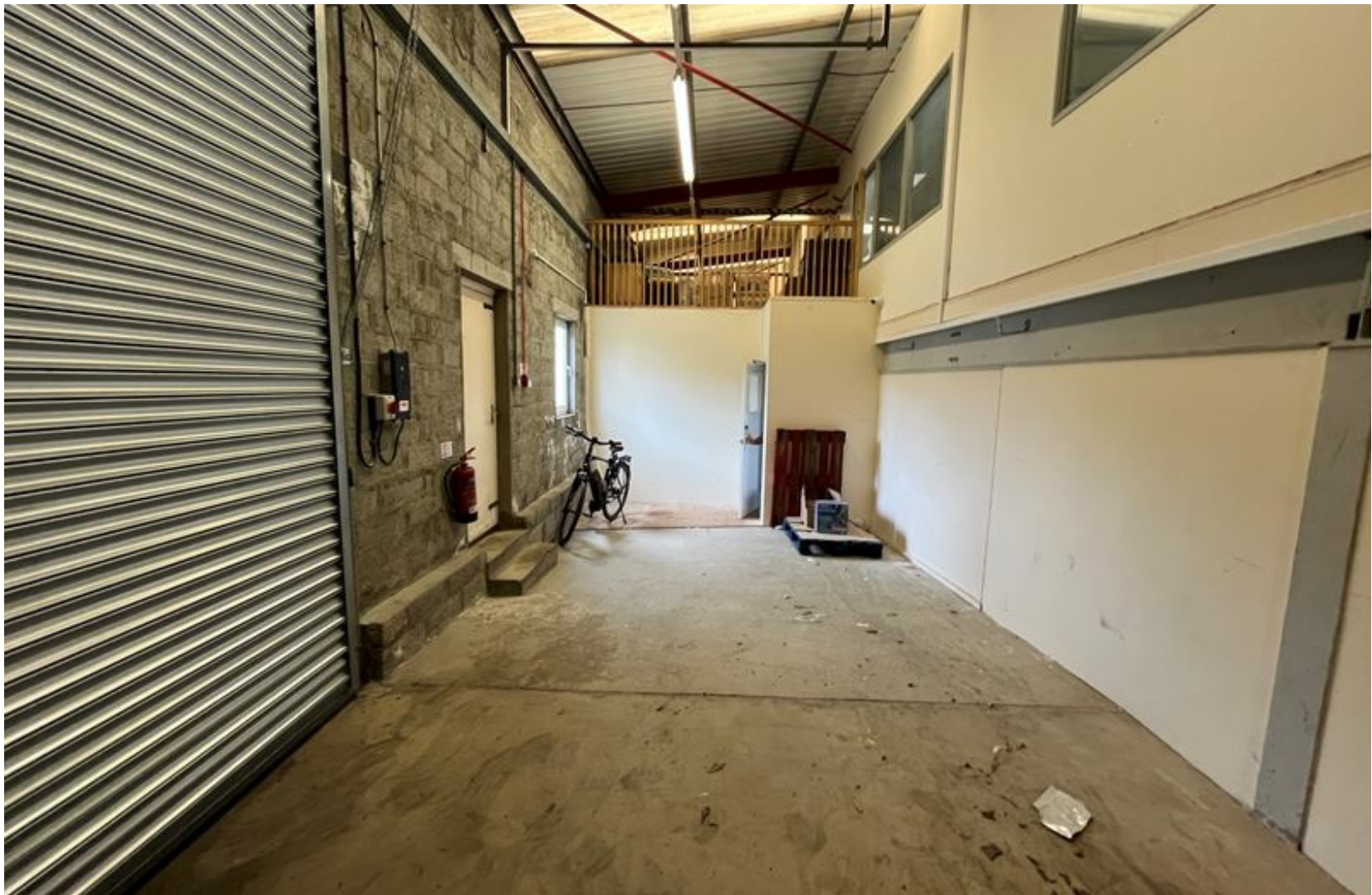
The premises is available to rent immediately.

LEGALS

All terms are subject to contract.

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







Our Services

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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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