

# Unit 4 | Rock Business Centre **LET**

Rock Business Centre, La Route du Braye, St Sampsons, Guernsey

## High Grade Units



Parking  
**2 Spaces**

Specification  
**Very High**

Location  
**Key**

Lease Term  
**7 Years**

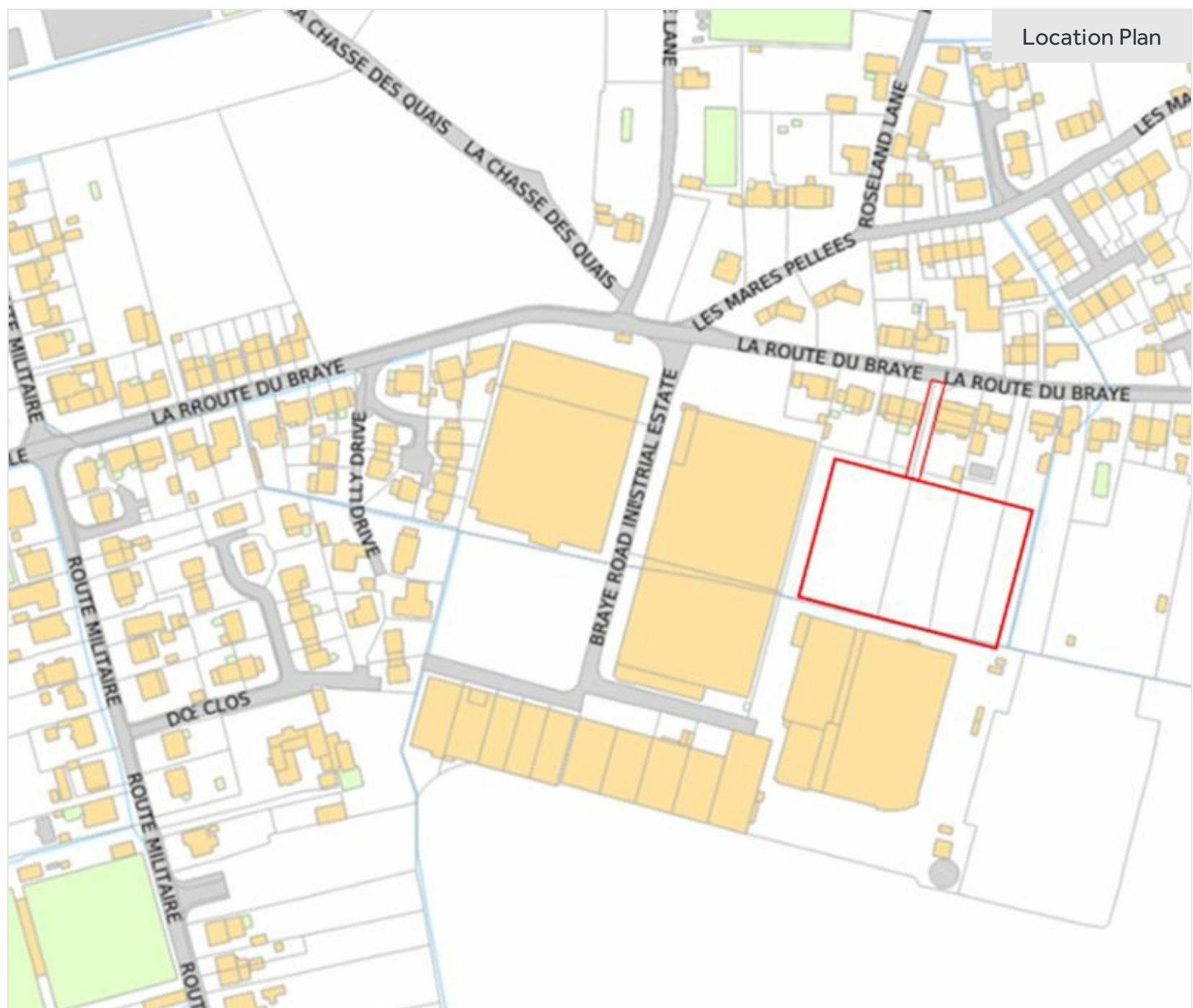
Phase 1  
**80% Let**

Brand new business park to provide 18 high grade industrial units with onsite parking. The first phase due to be completed in Q1 2025.

## LOCATION

The Subject Premises is situated along Braye Road next to Braye Road Industrial Estate, which is designated as a Key Industrial Area. The estate lies on the western outskirts of St Sampsons along Braye Road and is therefore well located with good access to St Peter Port, St Sampson and Vale. It also benefits from being on one of the main container routes which allows articulated vehicles up to 16.55 metres to travel there from the White Rock, St Peter Port, between the hours of 9.00pm and 6.45am.

Other occupiers in the vicinity include Alliance Cash and Carry, VWT, Sigma, Moonpig, BTS, Guernsey Press as well as a number of other industrial and storage occupiers.



## DESCRIPTION

Once complete, Rock Business Centre will comprise a new high grade light industrial business park, in a highly accessible location in the north of the Island. It will be constructed in three phases to provide a total of 18 units, including workshop/storage space on the ground floor with ancillary offices/storage on the first floor. Externally each unit will benefit from electrically operated roller shutter doors with painted rendered walls at ground floor level with larch cladding to the first and solar panels on the roof, this will significantly reduce operating costs for users. Each unit also benefits from UPVC windows, doors, fascias and rainwater goods.

Each unit is fitted with w/c facilities, kitchenette together with 3 phase electric, water and telephone connections. The business centre includes brick paved parking with two allocated spaces for each unit and landscaped surroundings.

## HIGH SPECIFICATION

The units will be completed to a very high specification to include the following:

- ▣ Cavity block construction, insulated to domestic standards, reducing heating costs
- ▣ Warm deck roofs
- ▣ Concrete first floors
- ▣ Concrete stairs
- ▣ Fully plastered internal walls and ceilings
- ▣ Phase 3 Electrics
- ▣ Fully tiled disabled WC on Ground floor
- ▣ Fully tiled first floor shower
- ▣ Fully tiled first floor wc
- ▣ LED lighting
- ▣ Fibre installation
- ▣ Vaulted ceiling
- ▣ Heating circuit for tenant to install own choice of heaters
- ▣ 8 KW solar installation
- ▣ Supplied fully decorated, ready to receive tenant's flooring
- ▣ Electrically operated roller shutter loading bay door
- ▣ Powder coated aluminium double glazed windows and doors
- ▣ External lighting



## ACCOMMODATION

The first five units will comprise the following Gross Internal Areas:

	Ground floor (Sq Ft)	First Floor (Sq Ft)	Total (Sq Ft)	Parking
Unit 1	1,596	1,596	3,192	2
Unit 2	657	657	1,314	2
Unit 3	919	919	1,838	2
Unit 4 - LET	919	919	1,838	2
Unit 5 - LET	708	708	1,416	2

Additional parking is available by separate negotiation.



## TENURE

Leasehold.

The Landlord's preference is for FRI leases of in excess of 6 years.

## RENT

The rent for the premises is available upon application.

## AVAILABILITY

The first five units will be available during Q1 2025.

## LEGALS

All terms are subject to contract. Each party is responsible for their own 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.



### 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

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