

Unit 17 | Rock Business Centre

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

High Grade Unit

Rare Opportunity



Total Space
1,938 Sq Ft

Specification
Very High

Location
Key Industrial Area

Parking
Onsite

Availability
Q2 2025

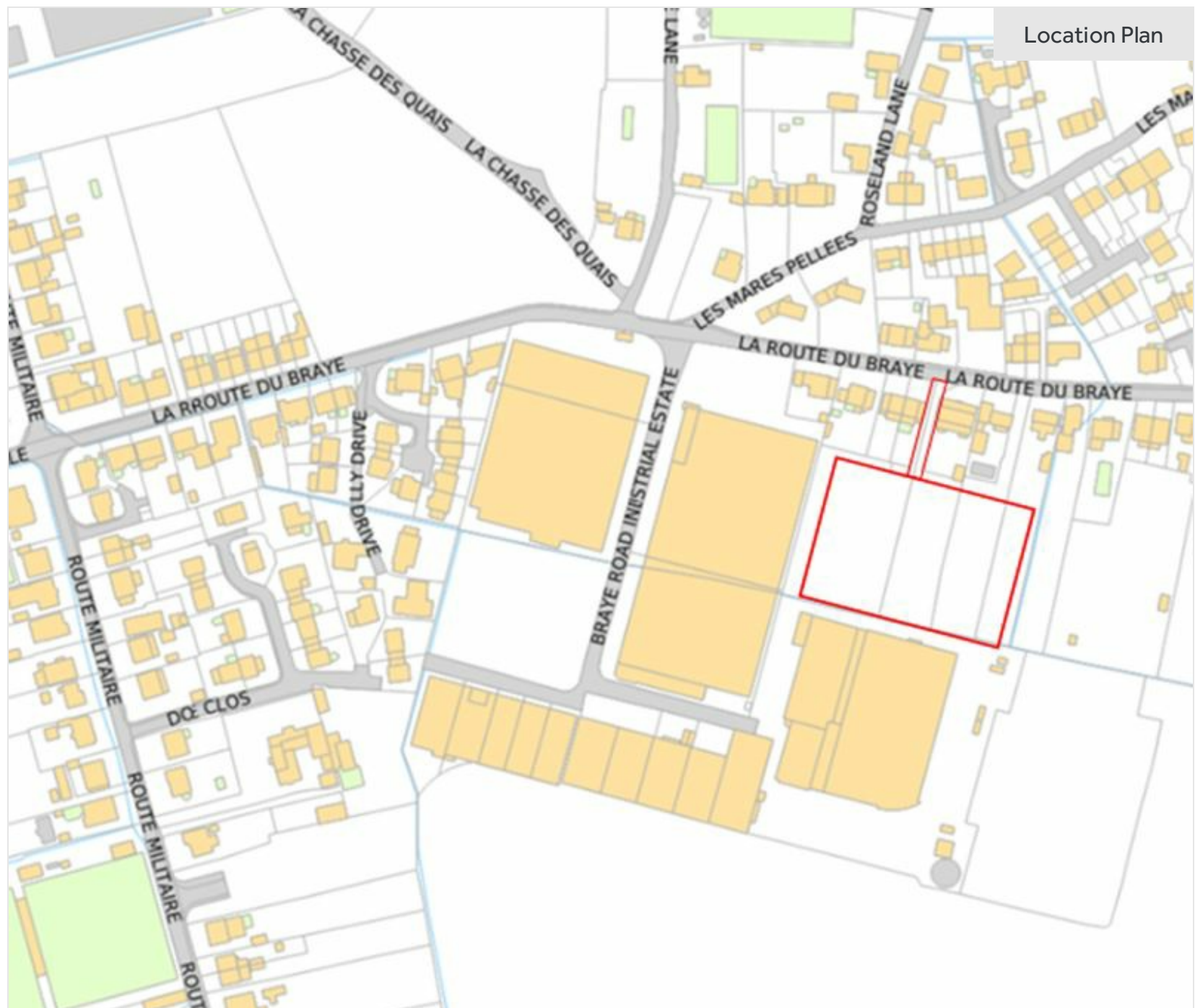
Price
On Application

Unit 17 is to comprise a workshop/storage space on the ground floor with ancillary offices/storage on the first floor. Each unit will also benefit from two parking spaces and communal gardens, with further parking available closeby.

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 Supermarket, 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. The site, which is still under construction, will comprise 18 individual units.

Unit 17 is to comprise a 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 the user. The unit also benefits from UPVC windows, doors, fascias and rainwater goods.

The property is fitted with fully disabled w/c facilities with two sinks, kitchenette with space for a fridge and plumbed for hot water, Pre wired data cabling, fibre installation, together with 3 phase electric, water and telephone connections. Unit 17 will be supplied fully decorated and ready to serve clients flooring.

Each unit will also benefit from two parking spaces and communal gardens, with further parking available closeby.

On completion, the site will be managed by the developer, who will look after the external maintenance of the units and the building insurance. This will come at a service cost of £1 per sq ft.

HIGH SPECIFICATION

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

- ▣ Cavity block construction, insulated to domestic standards, reducing heating costs
- ▣ Onsite management company to deal with all the centre maintenance
- ▣ Warm deck roofs
- ▣ Concrete first floors
- ▣ Concrete stairs
- ▣ Fully plastered internal walls and ceilings
- ▣ Wired and plumbed
- ▣ Solar panels
- ▣ Ready for personal fitout and occupation.

ACCOMMODATION

Unit 17 comprise the following Gross Internal Areas:

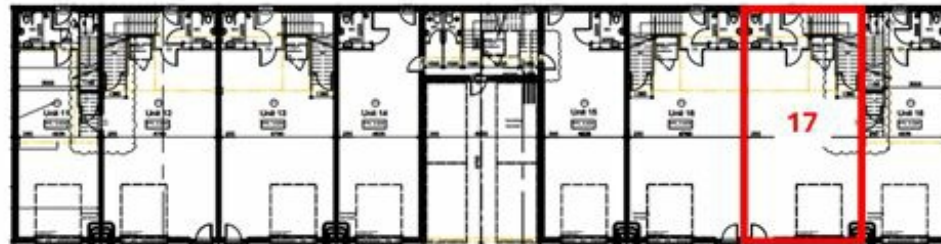
	Ground floor	First Floor	Total	Parking
	(Sq Ft)	(Sq Ft)	(Sq Ft)	
Unit 17	969	969	1,938	2

Additional parking is available by separate negotiation.





First Floor Plan



Ground Floor Plan

TENURE

Freehold. The property is available to purchase.

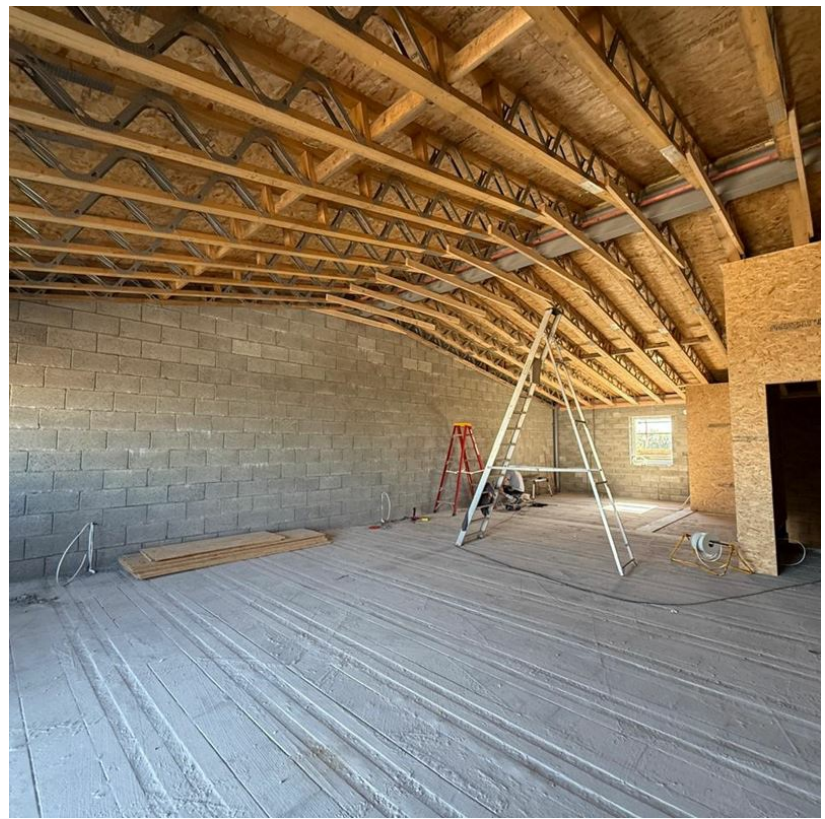
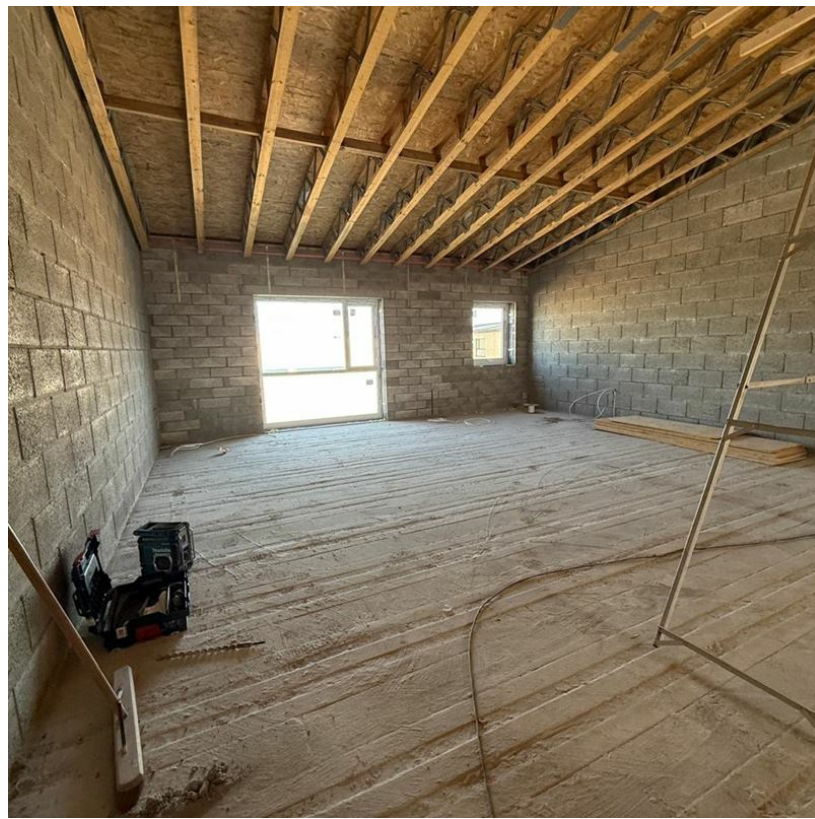
Leasehold options will also be considered. Please contact Watts Property Consultants for further information.

AVAILABILITY

Unit 17 will be available for purchase in the Q2 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.



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

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

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