

# Alma House

Les Grippios, Bordeaux, Vale, Guernsey

Unit 5

£8,000 per annum



Total Space  
**570 Sq Ft**

Location  
**Industrial Estate**

Car Parking  
**2 Dedicated Onsite**

Terms  
**Flexible**

Premises  
**Self-contained**

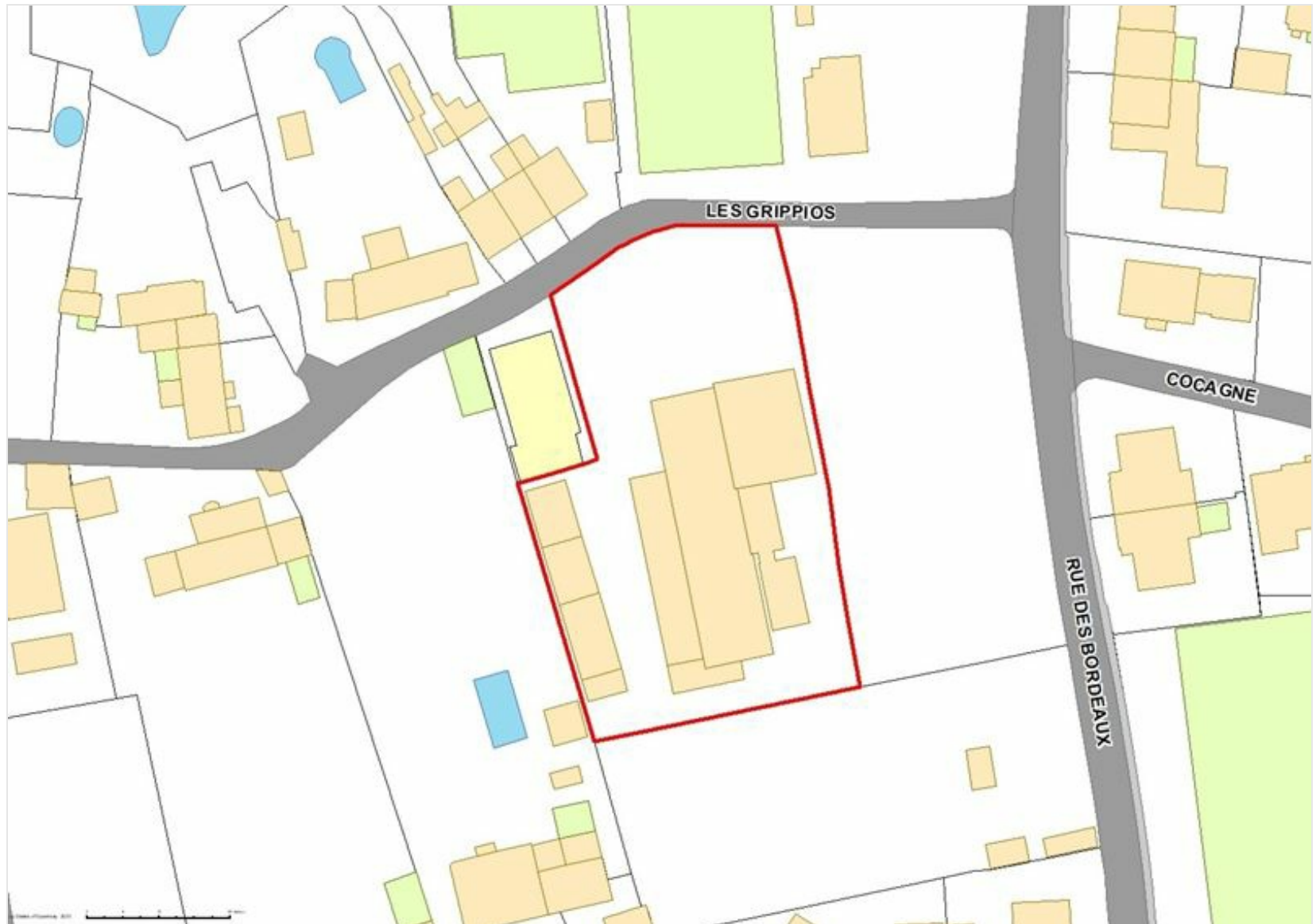
Available to Rent  
**Immediately**

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 5, Alma House forms part of an industrial estate 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.



## DESCRIPTION

Unit 5, Alma House is a light industrial / storage unit which forms part of the Alma House Complex.

It has a self-contained entrance and offers a single room plus a store and WC. The premises has a solid concrete floor, ceiling hung fluorescent lights and power points.

Externally, the unit has allocated onsite car parking spaces directly outside the unit.

## ACCOMMODATION

The premises provides approximately 570 sq ft of accommodation.

## TENURE

Leasehold.

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

## RENT

The rent for the premises is £8,000 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

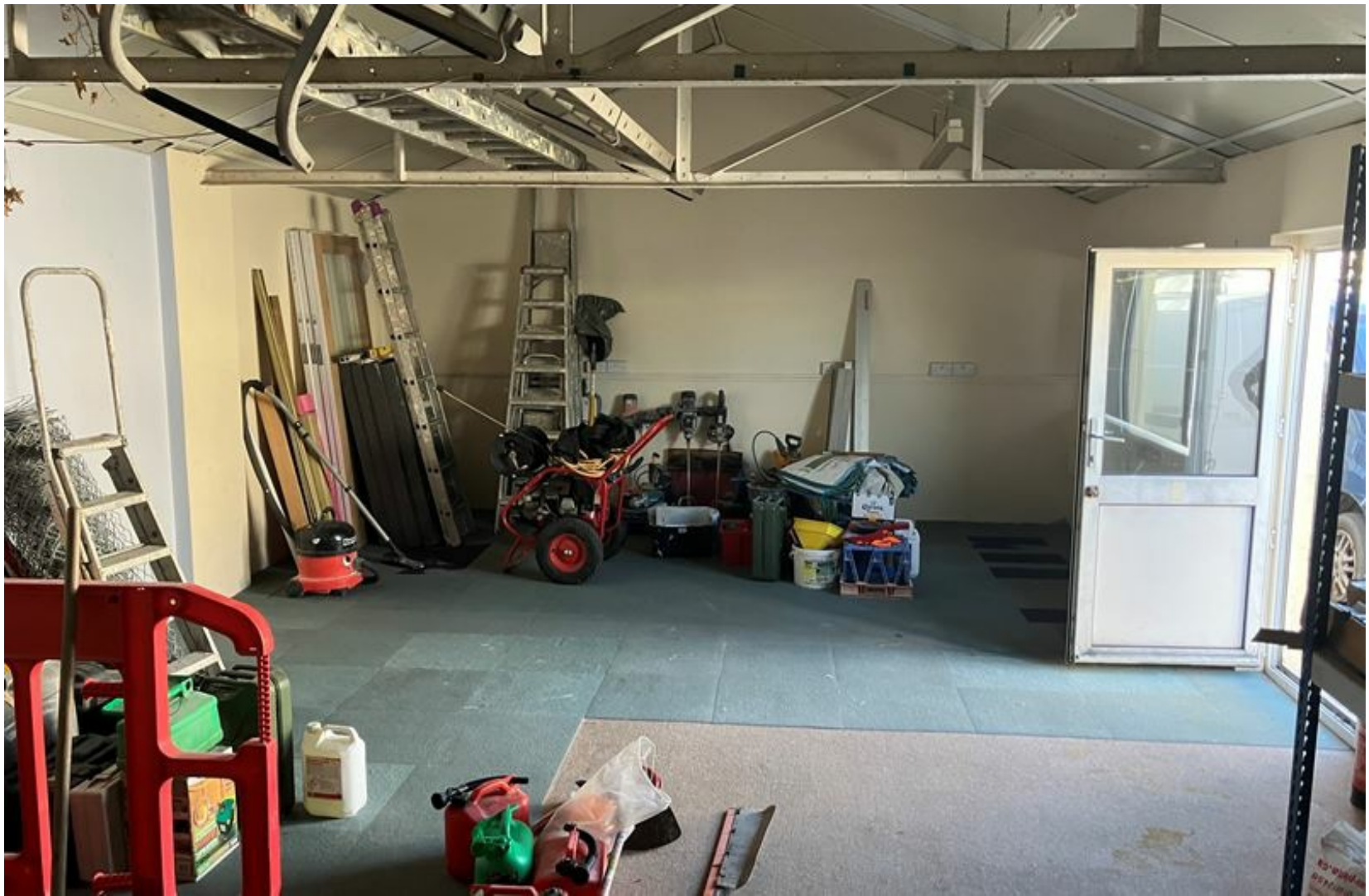
All terms are subject to contract.

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









## Our Services

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

**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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