

Unit 12, Barras Lane Industrial Estate

Vale, Guernsey

Warehouse Unit



Total Space
2,980 Sq Ft

Alternative Option
4,480 sq ft

Parking
3 spaces

Available
Immediately

Rent
Upon Application

Eaves
Double Height

This unit has a pedestrian access door and a manually operated loading bay concertina style door. At ground level, there are two wcs with the first floor providing two offices and a kitchen to the rear.

LOCATION

Unit 1 is situated on the Barras Lane Industrial Estate which lies on Barras Lane in the parish of Vale. It therefore forms part of a well established industrial estate comprising 15 units and is approximately 5.3 km to the centre of St Peter Port. Other occupiers in the vicinity include Archivist, Island Motor Company, Phoenix Tumbling, Elite Office Supplies, Marine Electronics and Pavillion Interiors.

DESCRIPTION

Unit 12 is a self-contained warehouse unit arranged over two levels. There is a pedestrian access door and a manually operated loading bay concertina style door providing access to the unit. At ground level, there are two wcs with the first floor providing two offices, kitchen to the rear and carpet flooring, LED lighting and suspended ceiling.

The Landlord is also in the process of removing the mezzanine floor to the rear of the unit which will provide a double height facility making it ideal for a workshop or storage unit.

Externally there is car parking for three vehicles directly in front of the unit. Additional car parking could be made available but is subject to separate negotiation.

ACCOMMODATION

The premises currently provides approximately 4,480 sq ft of accommodation arranged as follows:

Level	Sq m	Sq ft
Ground Floor	208.10	2,240
First Floor	208.10	2,240
Total	416.20	4,480

As noted above, the Landlord will however remove the mezzanine to provide full height accommodation to the rear of the unit. This will provide the floor areas set out below.

Level	Sq m	Sq ft
Ground Floor	208.10	2,240
First Floor	68.75	740
Total	276.85	2,980

The Subject Property is also provided with the benefit of four parking spaces.



TENURE

Leasehold. The premises is available by way of a new lease directly with the Landlord.

RENT

Upon Application.

AVAILABILITY

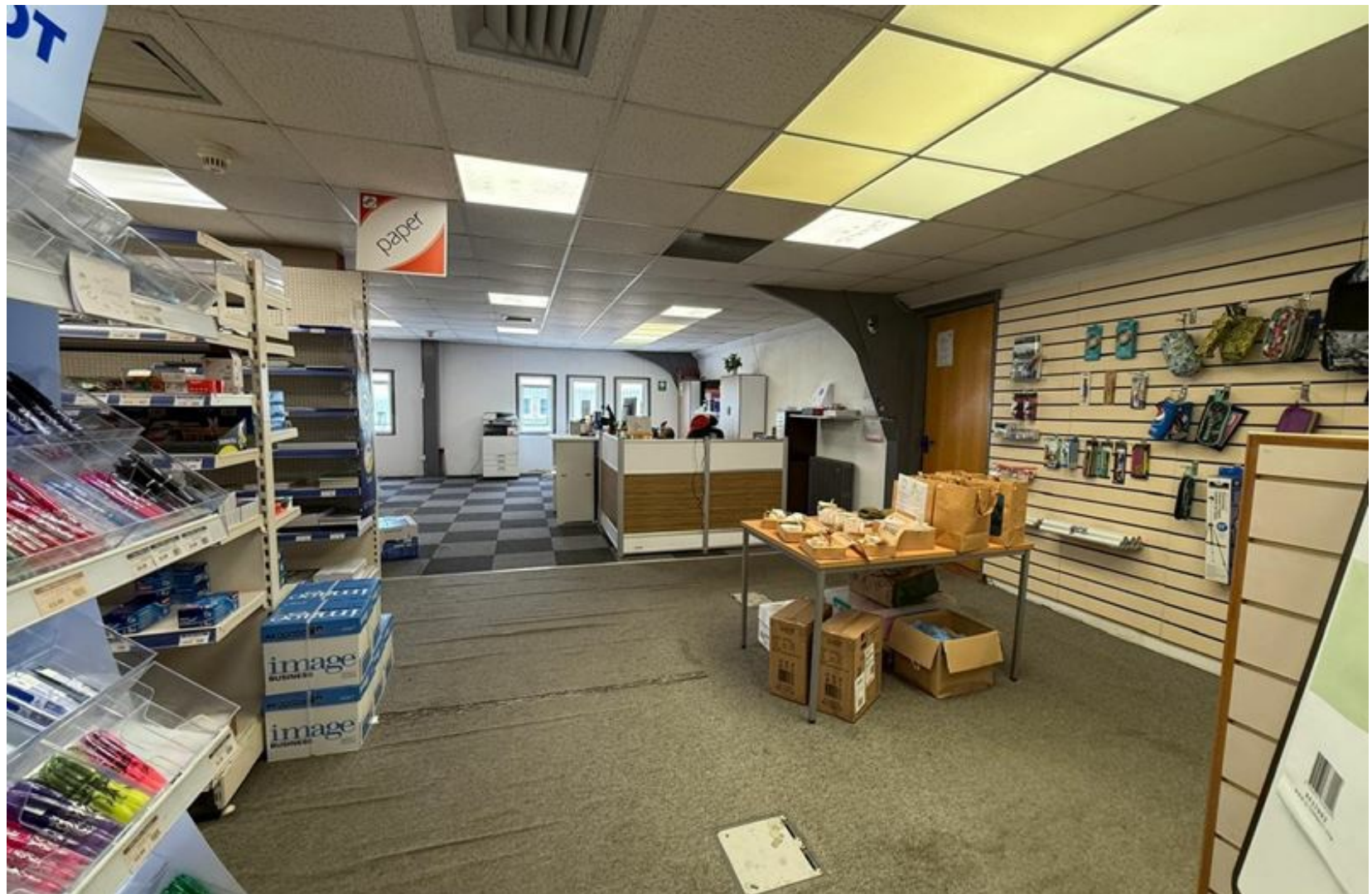
The property is available to rent immediately as is.

LEGALS

All terms are subject to contract.

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





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FURTHER INFORMATION & VIEWING

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