

# Unit 3B, Best Complex

Ruette Braye, St Peter Port, Guernsey

## Office Premises



Total Space

**412 Sq Ft**

—

Location

**Outskirts of Town**

—

Prominence

**Main Road Frontage**

—

Car Parking

**3 Onsite Spaces**

—

Rent

**POA**

—

Available

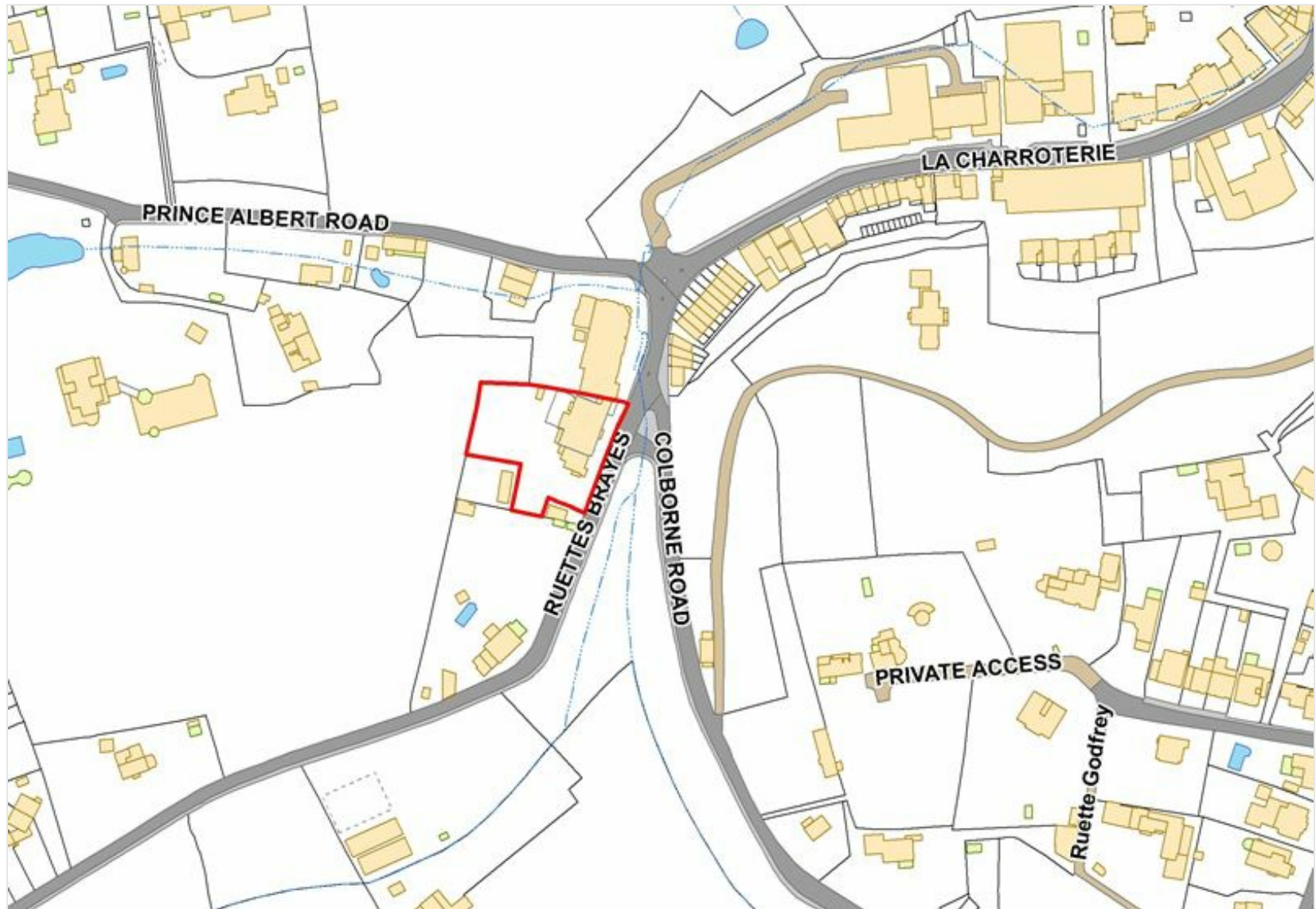
**Immediately**

—

The Best Complex is situated along Ruette Braye, one of the main arterial routes into the centre of St Peter Port. The available premises offers open plan office accommodation with storage rooms and onsite car parking.

## LOCATION

The Best Complex is situated along Ruelle Braye, one of the main arterial routes into the centre of St Peter Port from the Southern parishes. It therefore benefits from a prominent main road location, on the outskirts of the town centre.



## DESCRIPTION

The available premises is an office accessed from the rear car park of The Best Complex.

It currently offers open plan office accommodation together with a separate meeting area / storage room. There is also a tea point and WC. The office is generally fitted with wood effect flooring, recessed lighting, wall power outlets and data points.

In addition to the office, the premises also has the benefit of two storage rooms within the building.

Externally, located at the rear of the site, the premises has been allocated three onsite car parking spaces. If required, additional spaces could potentially be provided at an additional cost.

## ACCOMMODATION

The premises provides 412 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Office	193
Rear office	68
Store 1	70
Store 2	81
<b>Total</b>	<b>412</b>

## TENURE

Leasehold.

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

## RENT

The rent for the premises is available on application

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.

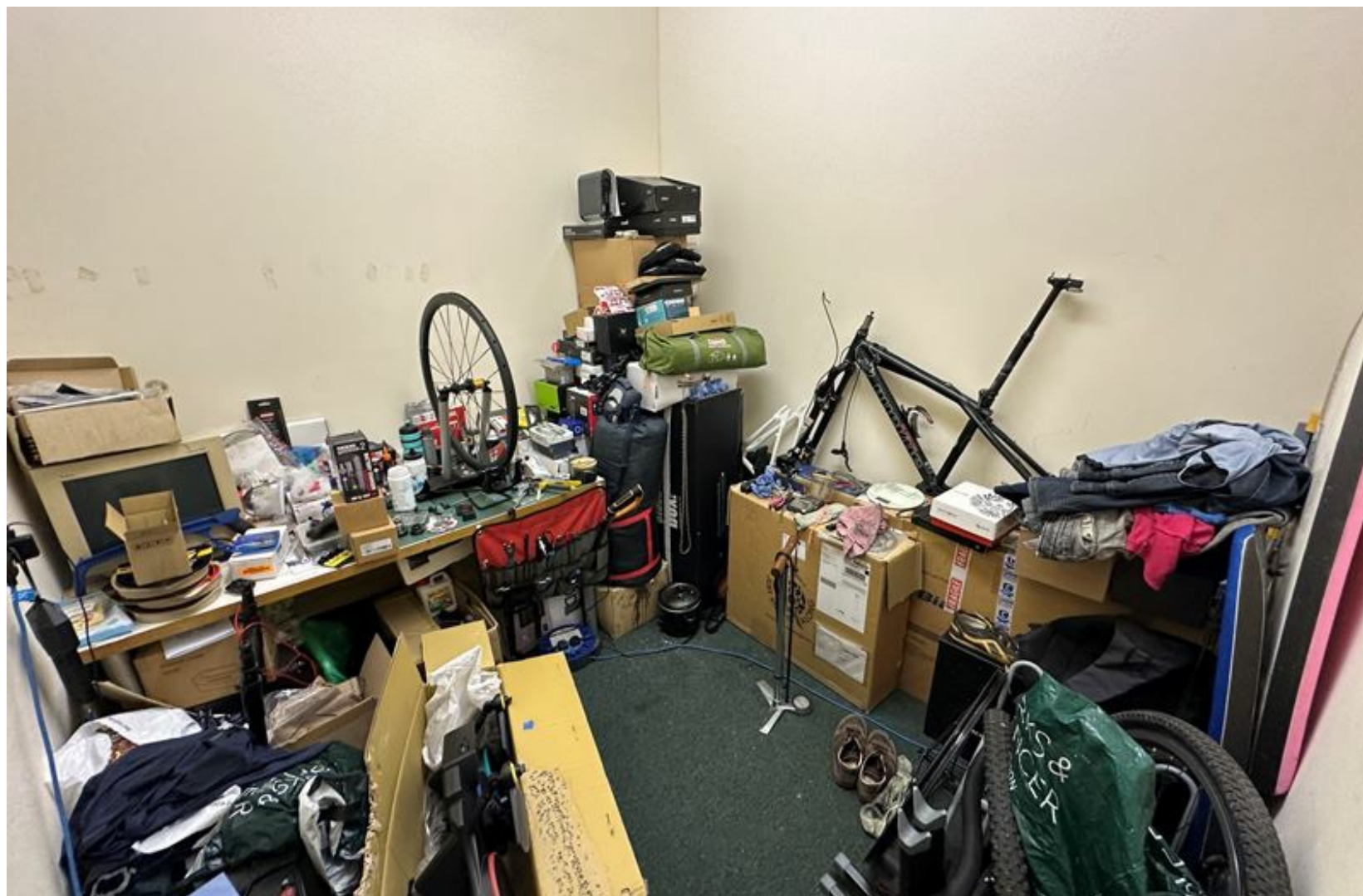














## Our Services

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

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.