

Unit 11 Rock Business Centre

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

High Grade Units



Total Space Parking Specification

1,420 Sq Ft 2 Spaces Very High

Location Lease Term Phase 1

Key Industrial Area Flexible 80% Let
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Brand new business park to provide 18 high grade industrial units with onsite parking. The first phase due to be completed in Q1 2025.

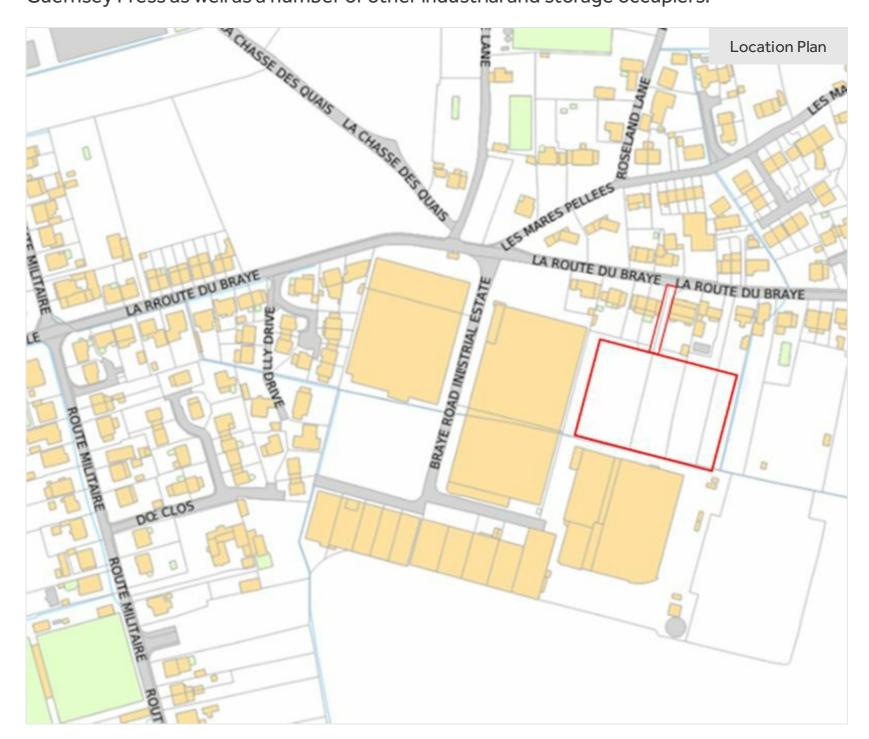




LOCATION

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.



RENT SOLE AGENCY | INDUSTRIAL/OFFICE

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

Block 3 will comprise the following Gross Internal Areas:

	Ground floor	First Floor	Total	Parking
	(Sq Ft)	(Sq Ft)	(Sq Ft)	
Unit 11	710	710	1,420	2
Unit 12	970	970	1,940	2
Unit 13	770	770	1,540	2
Unit 14	710	710	1,420	1
Unit 19 - First floor only		2,650	2,650	4

Additional parking is available by separate negotiation.



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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 unit is available to rent immediately.

LEGALS

All terms are subject to contract. Each party is responsible for their own costs in connection with this transaction.



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INFORMATION
& VIEWING

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