

Unit 14 | Rock Business Centre

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

First Floor Premises

Price on Application



Total Space
330 Sq Ft

Parking
By Negotiation

Specification
High

Location
Key Industrial Area

Lease Term
Flexible

Available
Immediately

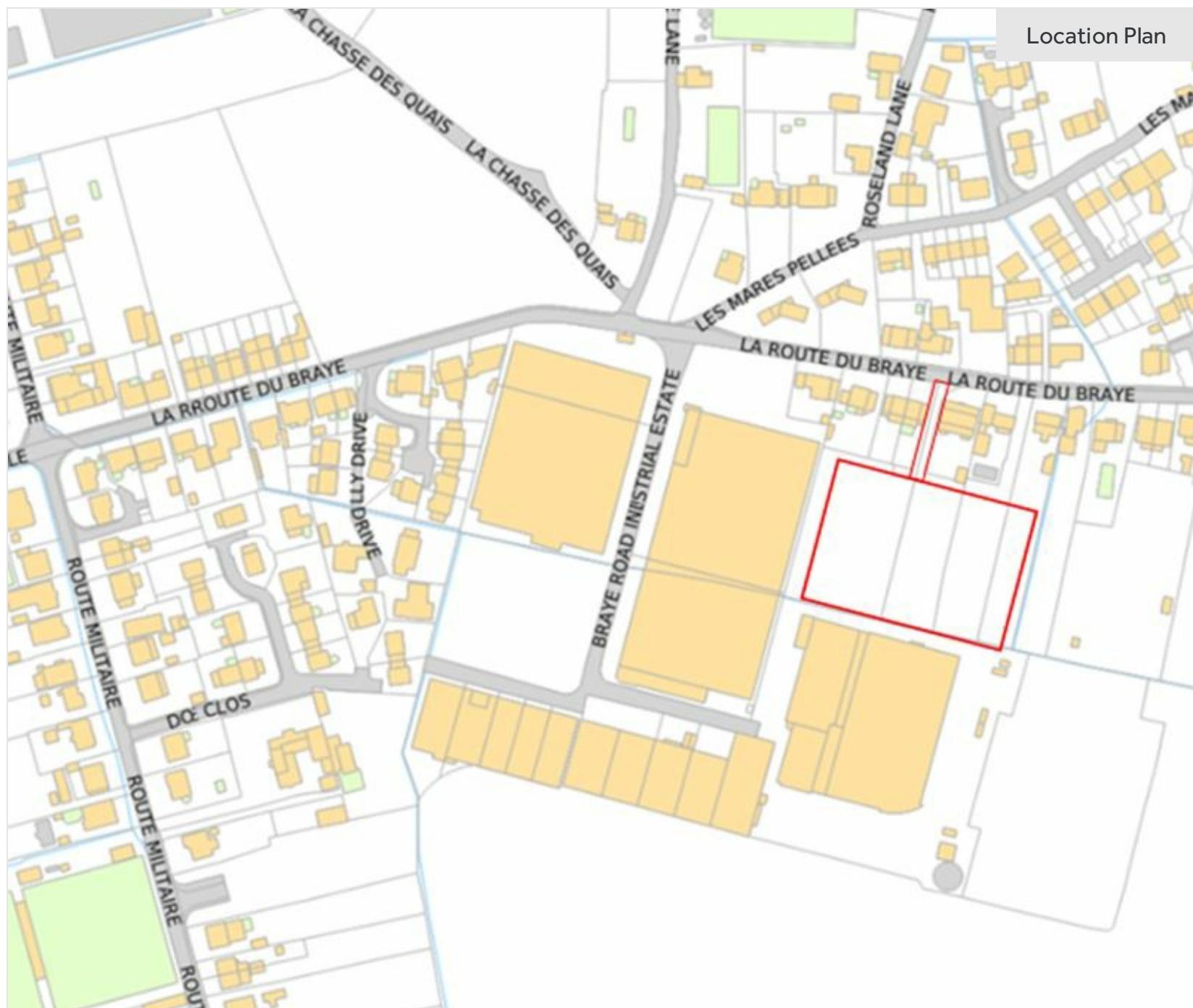
A fully fitted first floor premises forming part of a newly constructed property known as Unit 14, Rock Business Centre. The premises is available to rent immediately.

LOCATION

The Subject Premises forms part of the Rock Business Centre, situated along Braye Road and next to the Braye Road Industrial Estate, which is designated as a Key Industrial Area. The estate lies on the western outskirts of St Sampson along Braye Road and is therefore well located with good access to St Peter Port, St Sampson and Vale.

The available premises is located at the far end of the estate and is situated on the first floor of Unit 14.

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.



DESCRIPTION

The available premises is on the first floor of Unit 14, a newly constructed industrial unit which has been finished to a high specification.

The premises is accessed from the rear of the property by way of a pedestrian access door and a staircase leading to the first floor. It benefits from a fully fitted kitchenette, carpet tiled flooring, LED lighting, data points and wall mounted electric heaters.

The premises has shared use of a WC on the ground floor.

ACCOMMODATION

The premises provides approximately 330 sq ft of accommodation.

A car parking space could also be made available by way of separate negotiation.

TENURE

Leasehold.

The premises is available to rent.

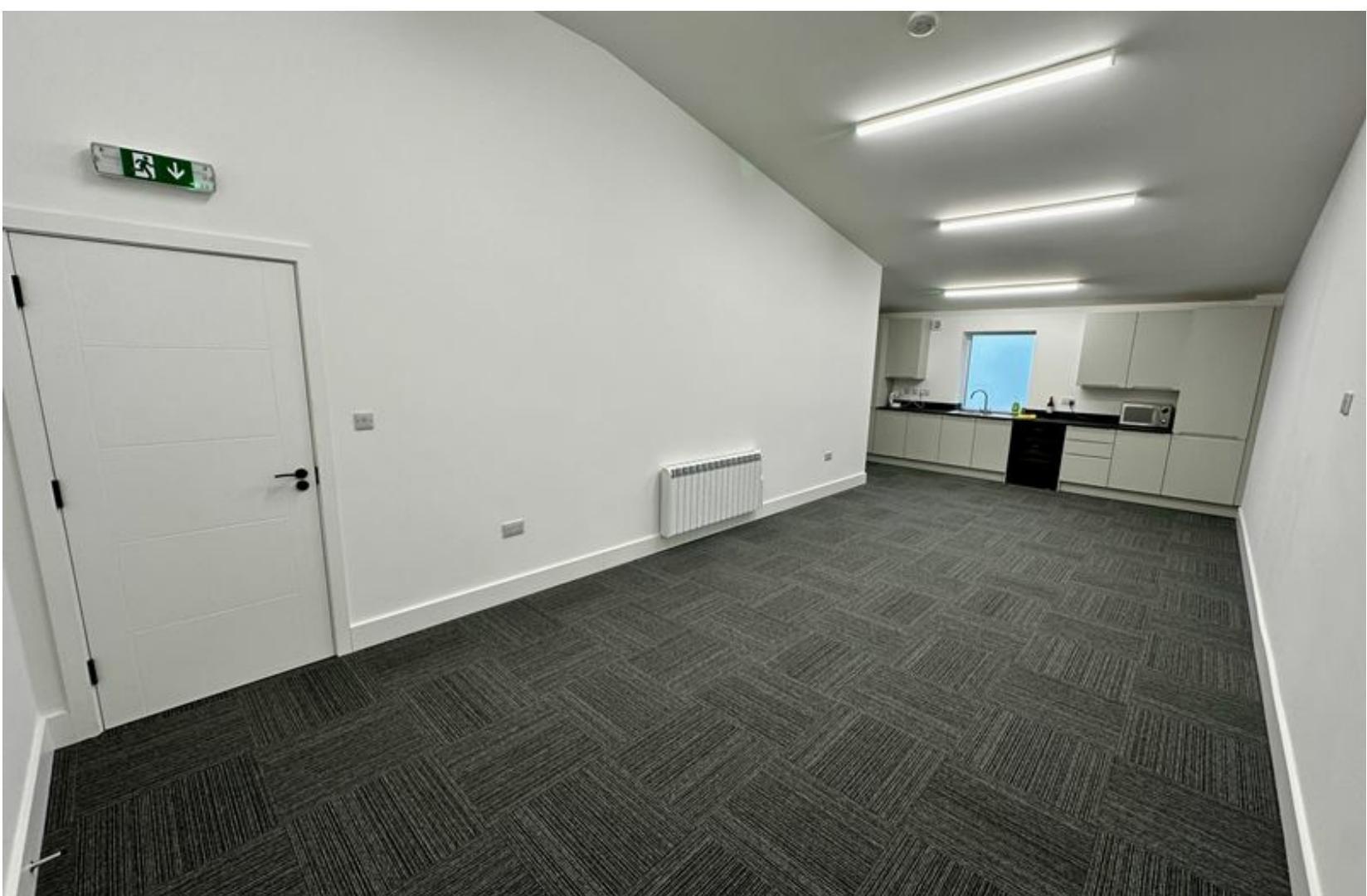
AVAILABILITY

The premises 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.





Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



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Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

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