

Crossways Centre

La Route Du Braye, Vale, Guernsey

Out of Town Office

Rent Upon Application



Total Space
2,863 Sq Ft

Ground Floor Office
1,510 Sq Ft

Ground Floor
Storage
321 Sq Ft

First Floor Office
919 Sq Ft

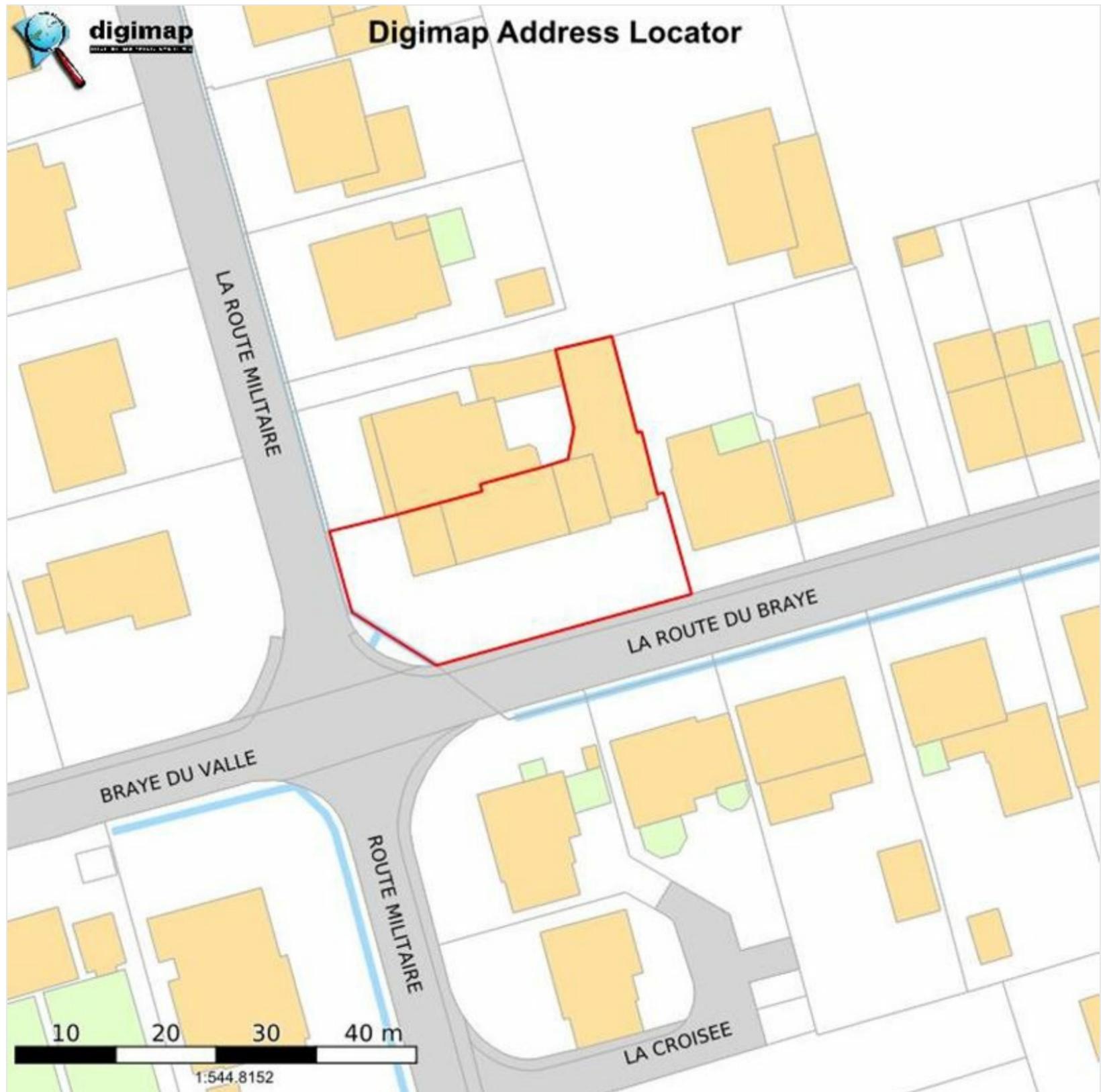
First Floor Storage
113 Sq Ft

Car Parking
13 Onsite Spaces

Crossways Centre offers an occupier the opportunity to occupy a prominent office building in an out-of-town location, with multiple car parking spaces.

LOCATION

Crossways Centre is situated in the parish of Vale, in the island of Guernsey. It occupies a prominent corner position on a crossroad where La Route Militaire, La Route Du Braye and Braye du Valle meet. It therefore offers high visibility and connectivity to key areas of the island, whilst also being in close proximity to the local amenities.



DESCRIPTION

Crossways Centre is an office building arranged over ground and first floor levels. It offers a mixture of open plan office accommodation, meeting / cellular office rooms and storage accommodation.

The office accommodation has been fitted with carpet tiled flooring, raised access floors, suspended ceiling with recessed office lighting, air-conditioning, power and data.

The property benefits from a kitchenette facilities on both floors, WCs on the ground floor and storage rooms.

Externally, there is car parking for approximately 13 cars on a unrestricted basis. There is however an opportunity to park additional vehicles on a tandem or blocked basis.

Although the property is classified as an office, subject to the relevant consents being obtained, the landlord would be open to alternative use classes for the property.

ACCOMMODATION

The premises provides approximately 2,863 sq ft of office accommodation and comprises the following:

Description	Area (sq ft)
Ground floor office	1,510
Ground floor storage	321
First floor office	919
First floor storage	113
Total	2,863

TENURE

Leasehold.

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

RENT

The rent for the property is available on application.

In addition to the rent, the tenant will be responsible for paying the Tax on Real Property, parish rates, building insurance and utilities.

The owner will also consider a sale of the property's freehold. The price for the property is available on application.

AVAILABLE

This property is available to rent from Q4 2026.

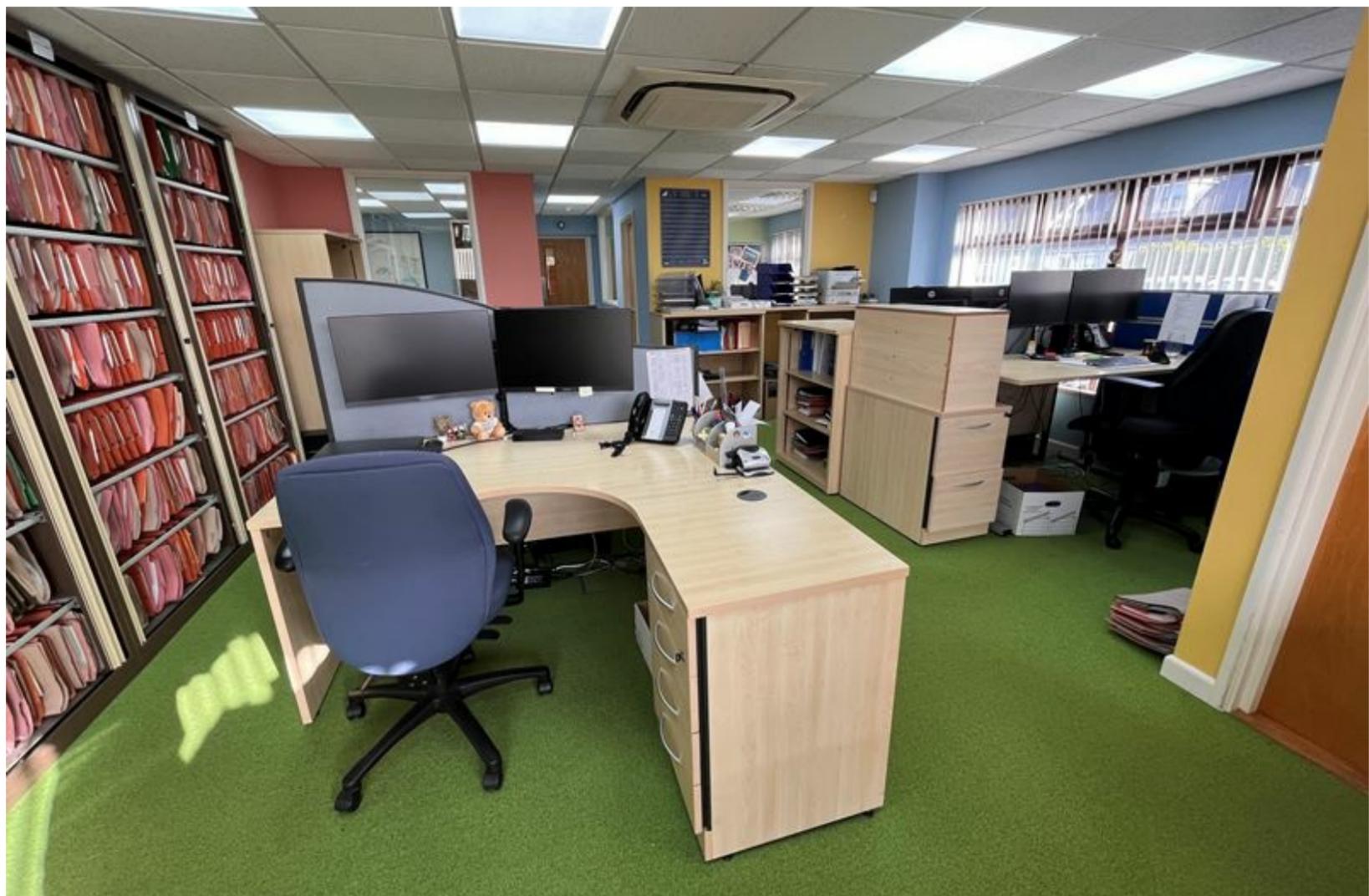
LEGALS

All terms are subject to contract.

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







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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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