Unit 15 | Rock Business Centre

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

High Grade Unit

£49,000 per annum



Total Space
3,020 Sq Ft

Parking
2 Spaces

Specification
Very High

Location
Key Industrial Area

Lease Term
Flexible

Phase 1 & 2
95% LET

Brand new business park to provide 17 high grade industrial units with onsite parking. The third phase due to be completed in Q2 2027.

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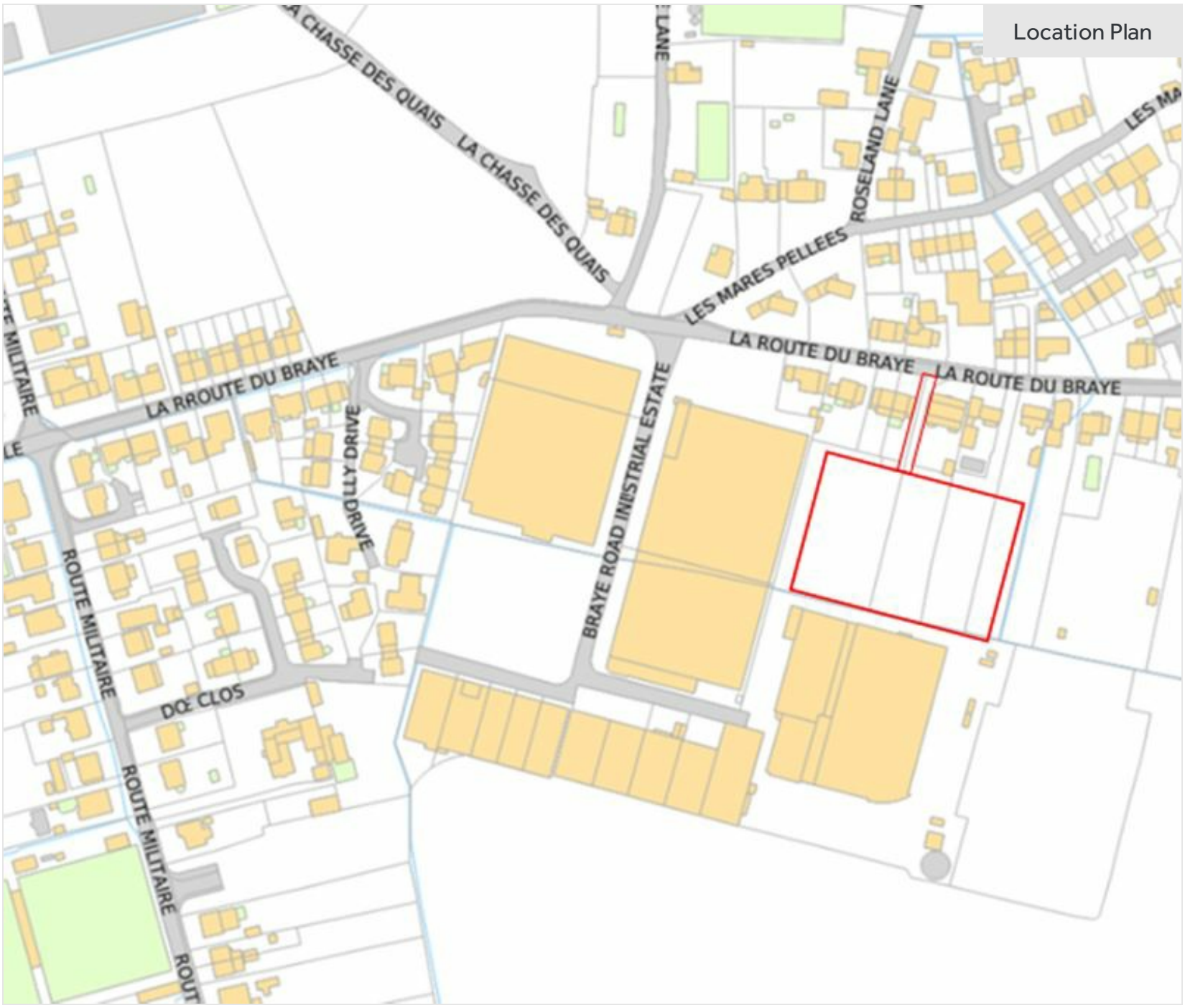
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LOCATION

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.

Location Plan



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DESCRIPTION

Once complete, Rock Business Centre will form a high-quality light industrial business park in a highly accessible location in the north of the Island. Developed in three phases, the scheme will deliver a total of 17 modern units, each designed to accommodate a mix of workshop and storage space on the ground floor, with ancillary office or additional storage accommodation on the first floor.

Externally, the unit will feature electrically operated roller shutter doors, painted rendered walls at ground floor level, and larch cladding to the first floor. Roof-mounted solar panels will help reduce operating costs for occupiers, while UPVC windows, doors, fascias, and rainwater goods ensure durability and low maintenance.

The units are being built to a high specification and set within a fully managed business centre environment. The formal planning use class is light industrial and storage, although additional uses may be considered subject to enquiry.

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.

The centre is serviced by a fully paved car park and biodiversity lead soft landscaping scheme. To date the following businesses have moved to the site.

- Hillstone Guernsey Limited
- Acorn Kitchens
- Guernsey Metal Roofing
- Pollex Auto
- Evolution construction
- Private Clients looking to service their own car and personal storage needs

HIGH SPECIFICATION

The units will be completed to a very high specification to include the following:

- Ground floor warehouse/work shop space
- First floor office/storage space with kitchen areas.
- Cavity Block work construction
- Ground floor slab to be power floated and rated at 10 ton per m2
- First slab to be left screeded and rated to 2 ton per m2
- Stair case to be concrete
- Horman, insulated roller doors
- UPVC double glazing
- Highly energy efficient structure, to achieve pressure test results of less than 2.
- 4.5 kw solar installation installed as standard. Providing reduced energy costs.
- 3 phase electrics supplied as standard
- Fibre Telecommunications installed
- Mains water
- Mains drain via shared pump
- Units supplied fully plastered and decorated
- Units supplied fully wired, with separate heating circuits, ready to receive tenants own choice of heating
- Disabled compliant WC, fully tiled
- Kitchens supplied fully fitted, ready to receive tenant's own slot in fridge

ACCOMMODATION

The available units will comprise the following Gross Internal Areas:

	Ground floor (Sq Ft)	First Floor (Sq Ft)	Total (Sq Ft)	Parking
Unit 15	1,510	1,510	3,020	2
Unit 16	1,510	1,510	3,020	2
Unit 17	1,510	1,510	3,020	2

Additional parking is available by separate negotiation.

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RENT MULTI-AGENCY | INDUSTRIAL/OFFICE



TENURE

Leasehold.

The units are available with new 7-year leases, with break clauses by negotiation. The lease is internally repairing. The building structure and site maintenance is all dealt with as part of the maintenance program. Being £1 per sqft per year. Paid annually in advance. This includes the following.

- Buildings insurance
- Full external maintenance
- Window cleaning
- Gutter cleaning
- Solar panel cleaning
- Car park cleaning
- Gardening

RENT

The rent for unit 15 is £49,000 per annum.

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AVAILABILITY

The unit is available to rent from mid 2027.

LEGALS

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

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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

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