

Unit 1 Garenne

Rue De La Cache, St Sampson

Light Industrial Unit



Total Space
3,045 Sq Ft

Car Parking
Onsite Spaces

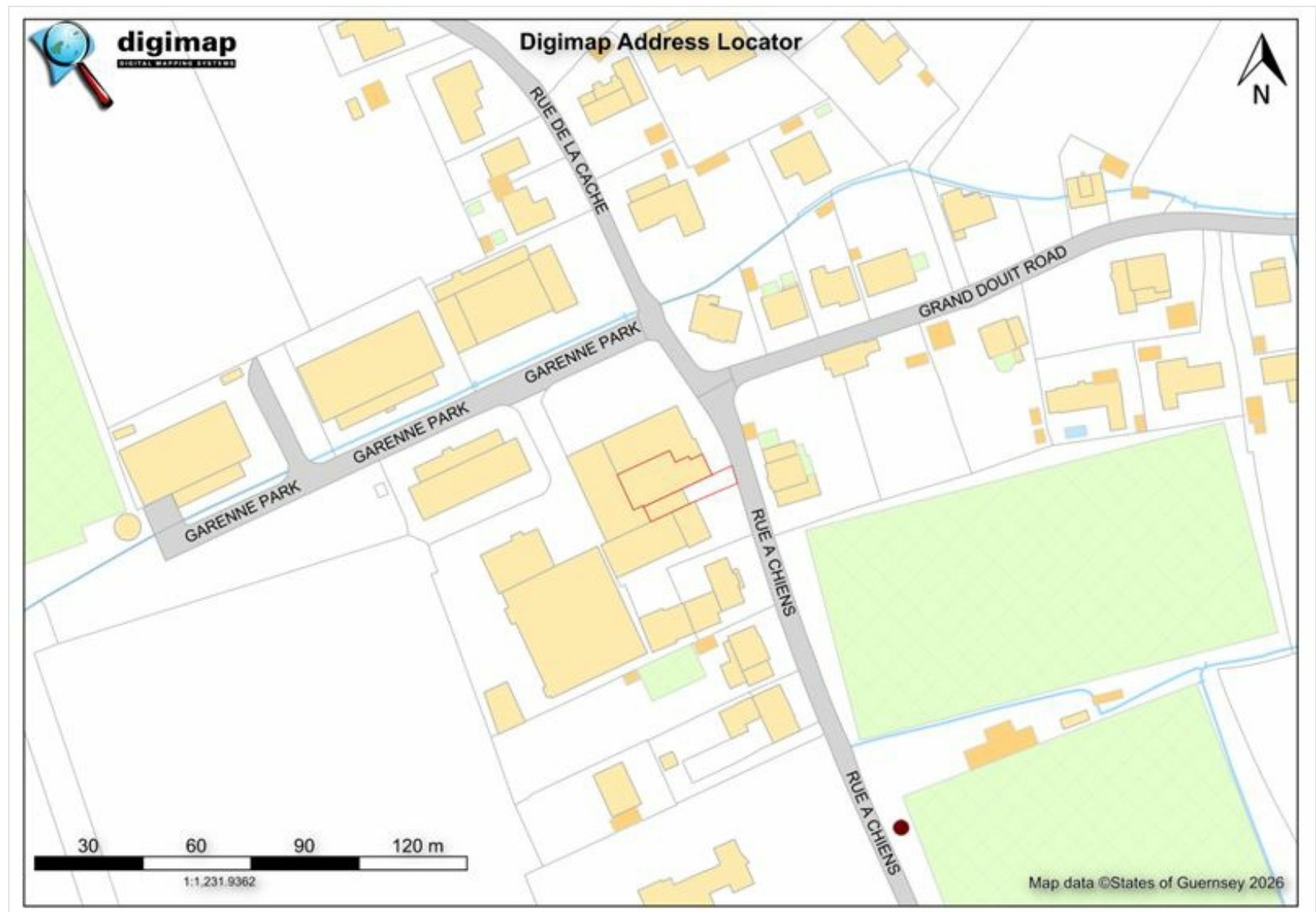
Available
Q1 2027

The available premises forms part of an industrial estate known as Garenne Park. It has the benefit of onsite car parking and has a good eaves height.

LOCATION

The available premises is situated on Rue de la Cache, St Sampson and forms part of a well established industrial park known as Garenne Park. It lies in close proximity to Landes du Marche and the main arterial routes connecting St Peter Port, St Sampson and the west and south of the Island.

Other occupiers on the estate include, Tyrrell Dowinton Architects and Officepoint.



DESCRIPTION

The available unit forms part of a larger warehouse building which fronts onto Rue de la Cache.

It has two WCs, single phase electricity supply, concrete floor, fluorescent tube lighting, an electronically operated loading door (2.4m wide by 2.9m high), an eaves height of 2.9m and a pitch of 5.4m. Unit 1's workshop is accessed via double doors and has an eaves height of 2.6m and a pitch of 3.3m.

Externally, the unit has the benefit of onsite car parking for five vehicles.



ACCOMMODATION

The premises provides approximately 3,045 sq ft of accommodation together with onsite car parking for five vehicles (additional parking may however be available subject to negotiation). This comprises the following:

Description	Area (sq ft)
Warehouse	3,045
Total	3,045

TENURE

Leasehold

RENT

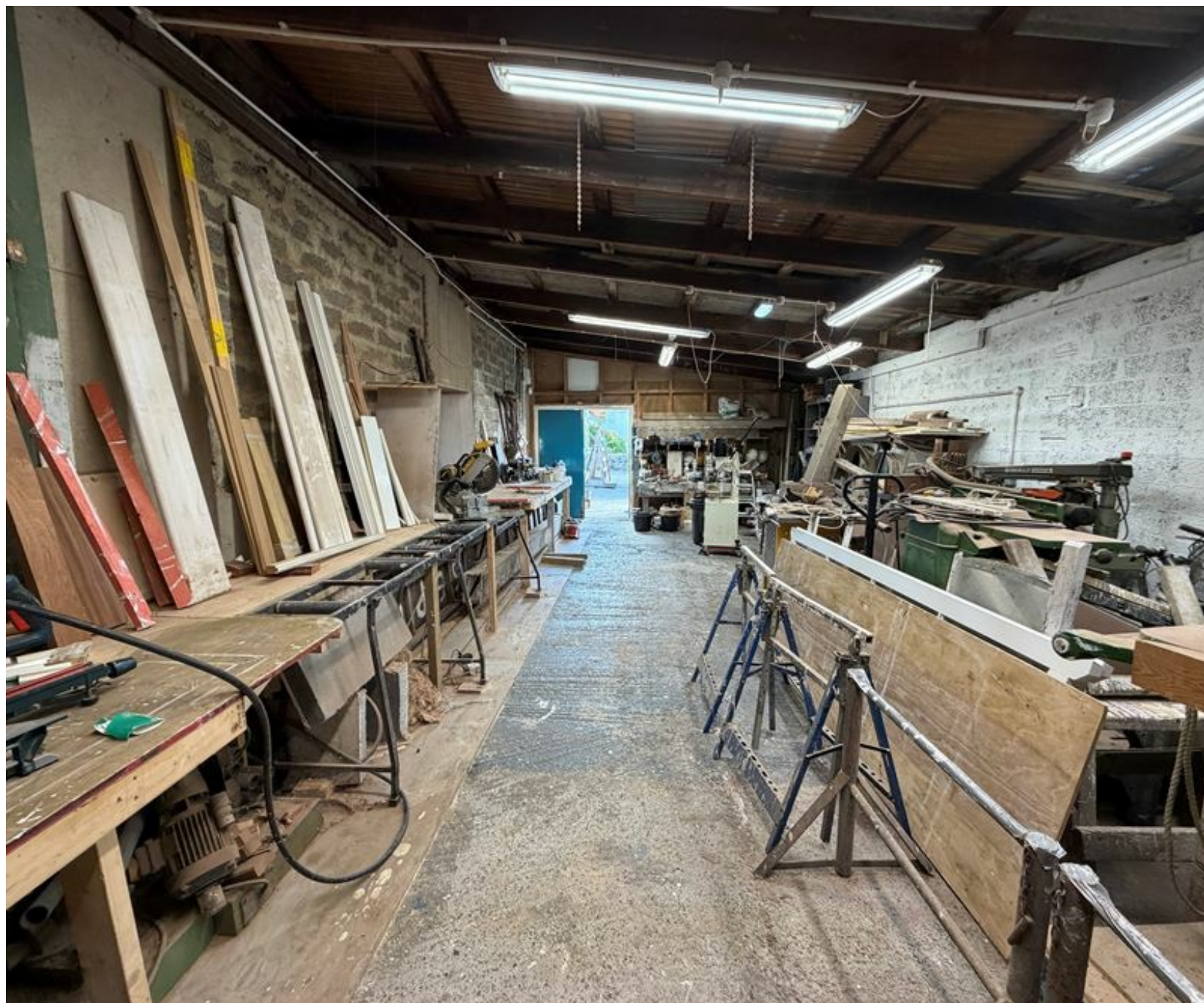
The rent for the premises is available upon request.

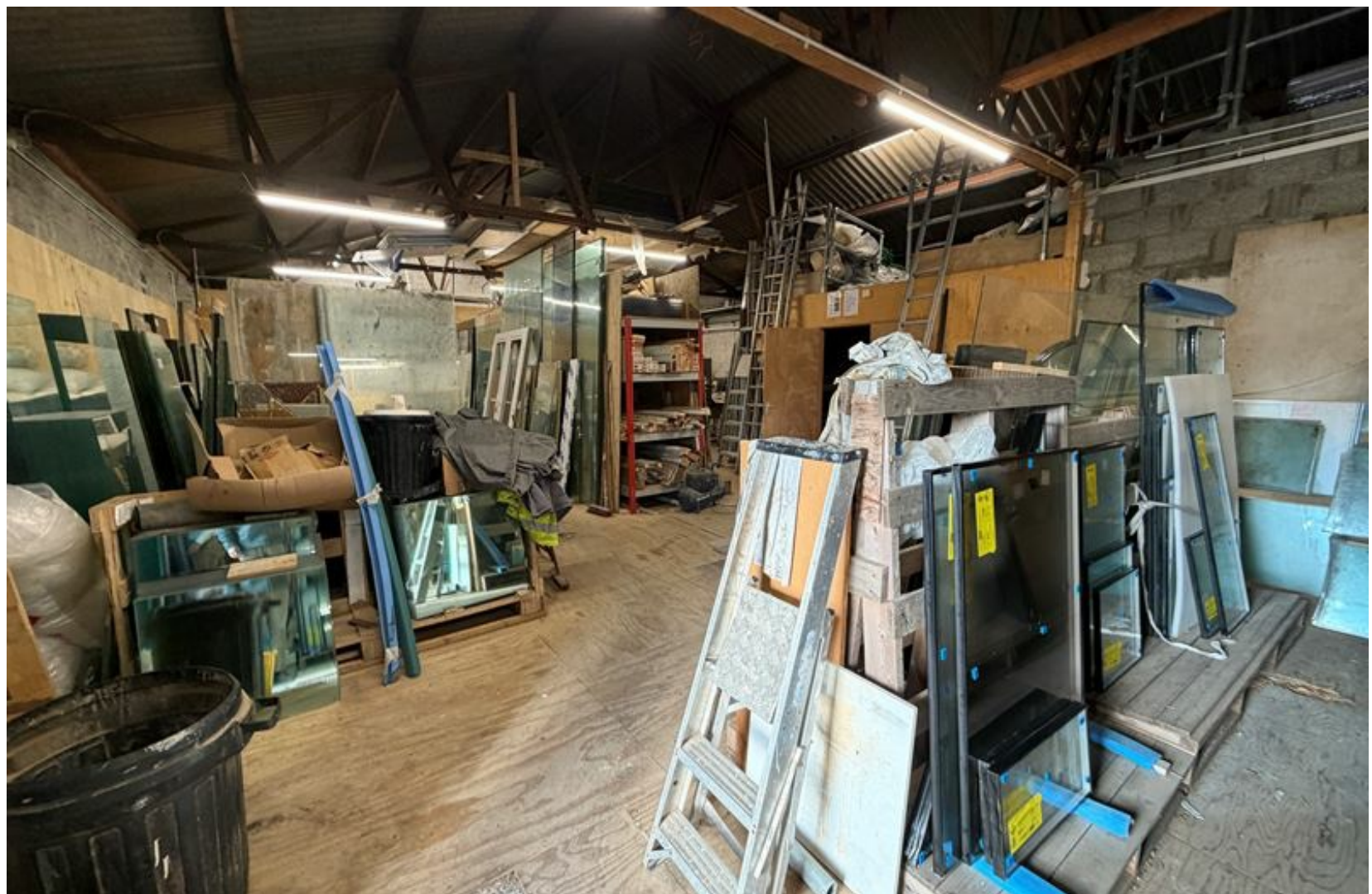
AVAILABILITY

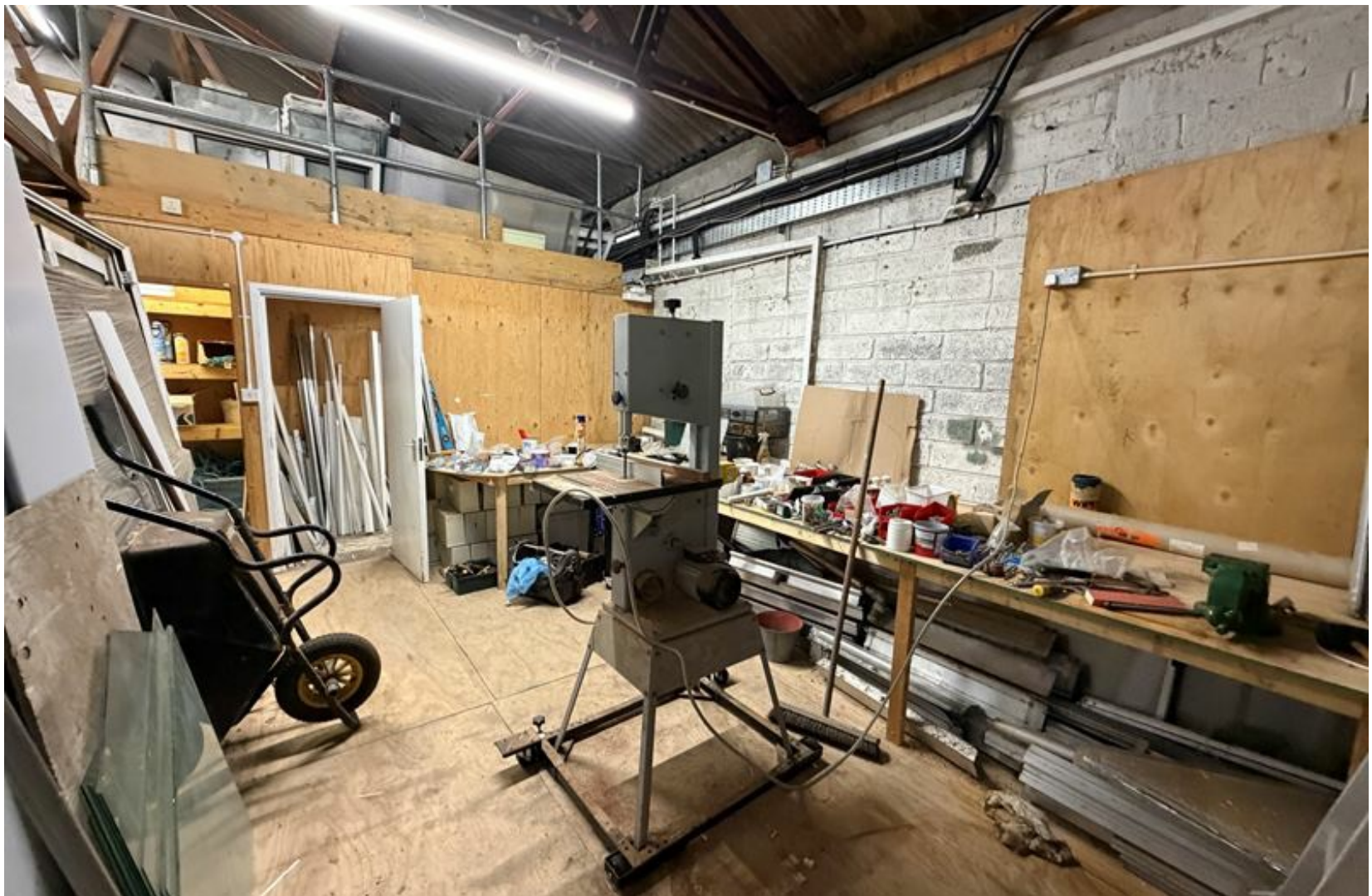
The premises is available to rent from Q1 2027

LEGALS

All terms are subject to contract and each party shall bear their own legal costs.







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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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