

ST GEORGE'S ANNEX OFFICE

, St Peter Port, Guernsey



A ground floor unit for use as storage and distribution with ancillary office and showroom with the benefit of parking and a rear yard / garden area. The premises will suit an occupier looking for a client facing business premises.

Key Highlights

- Ground floor area of 2,220 sq ft.
- First floor storage area of 282 sq ft.
- Available on a new lease
- Asking rent £25,000 per annum

Location

The unit is situated on the south side of La Route Du Braye, just to the east of Braye Road Industrial Estate.

Description And Accommodation

The ground floor accommodation principally comprises a large open plan area with partitioned ancillary showroom and office areas.

The showroom is fitted to a good standard with Cat 5 cabling and spot lights.

There is good access to the store via the front loading bay and there is also a rear loading bay giving access to a rear garden area, which includes a large stand-alone shed.

The store has been fitted with a first floor mezzanine providing extra storage.

Car Parking

There is car parking directly off Braye Road for approximately 4 cars.

Lease Terms

A new lease is offered directly from the owner on internal repairing and insuring terms. The tenant will be responsible for keeping the exterior clean and tidy and for paying usual occupiers rates to include TRP and a share of the building insurance.

Rent

The asking rent is £25,000 per annum

Legal Costs

Each party to be responsible for their own legal costs.

Availability

The premises will be available on completion of the usual legal formalities.

Viewing

By appointment with Savills Commercial.



Contact

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