

ST GEORGE'S ESPLANADE

St Peter Port, Guernsey



The warehouse, situated along St George's Esplanade, offers approximately 12,990 square feet of good quality space. The unit provides a large front yard and is located along the sea front with easy access to the harbours. The premises includes high eaves and ridge heights providing excellent, efficient storage space as well as high specification office and ancillary trade counter accommodation.

Key Highlights

- Superb sea front location in St Peter Port.
- Very high internal eaves heights.
- Approximately 12,990 sq ft.
- Available by way of an assignment.
- Large front car parking area.



Location

Traveling north from St Peter Port harbour on St George's Esplanade, the property is located just after the turning into La Piette Road. The warehouse is visible from the main road and St George's Esplanade is part of the main container route linking St Peter Port to the north of the Island.

Description And Accommodation

The warehouse is accessed via two large roller shutter doors. There are two spans and the left side has eaves of 17'6 rising to a ridge of 23'10. The right unit has eaves of 25'6 rising to 31'4. The warehouses have roof lights providing natural light as well as modern sodium light fittings. The total warehouse area is approximately 7098 sq ft.

The office and ancillary trade areas are located on the ground and first floor. They have been recently upgraded to a high specification with LED lighting and air conditioning. The ground floor space is approximately 2,374 sq ft and the first-floor level provides approximately 3,526 sq ft. The ground floor is largely open plan with a small office

and staff WCs. The first-floor office comprises an open plan area, meeting room and separate offices. In addition, the premises benefits from 1,000 mb fibre link to the site, remote access CCTV coverage, a CoTag access system and an intruder alarm. The offices have sea views.

Lease & Rental Terms

The property is available by way of an assignment of the FRI lease which has approximately 12.5 years remaining expiring in May 2031. Details of the passing rent and lease are available on request from Savills.

Legal Costs

Each party to be responsible for their own legal costs.

Availability

On completion of legal formalities

Viewing

By appointment with Savills commercial.

Contact

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