


To Let

# Rock Business Centre

La Route du Braye,  
St Sampsons, Guernsey

# Very high specification light industrial units

 £30,000 pa

 1,938 sqft

## Property Features

Ground and first floor industrial units

Roller shutter door for easy access

Under floor heating

Good quality kitchens including appliances and toilets

Interior repairing and insuring lease

Parking



# Top quality light industrial units

18 Light industrial units, which are 1,500 sq ft to 2,000 sq ft over 2 floors

## Location

The development is situated off the Braye road and backs onto the Braye road industrial estate. There is good access to St Sampson and St Peter Port centers.

## Description

The 18 Industrial units have been built in 3 blocks, the third block has not been constructed yet.

The units are either 1,500 sq ft or 2,000 sqft over two floors. All units are fitted with electric roller shutter doors, painted rendered walls, under floor heating, fully fitted kitchen with appliances, disabled toilet facilities, fibre installation, 3 phase electricity,

photovoltaic roof panels (enabling considerable savings on electricity charges).

Each unit will have 2 allocated parking spaces, however, further spaces are available nearby.

There is considerable flexibility with the units which can be combined if larger spaces are required.

Rent is £22,000 per annum for the 1,500 sq ft units and £30,000 for the 2,000 sq ft units

## Tenure

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





Cavity block construction

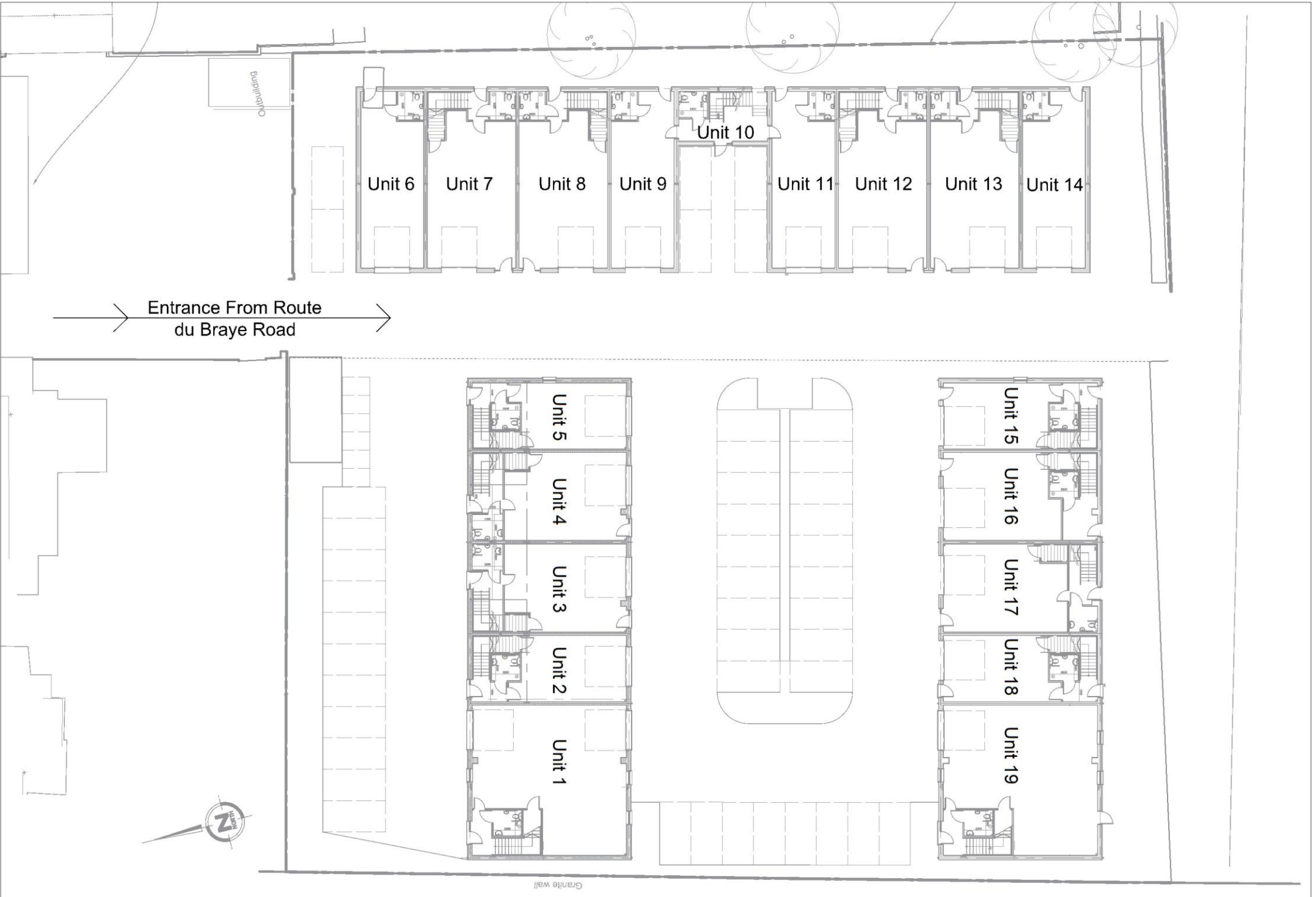
Warm deck roofs

Concrete first floors

Photovoltaic panels

Fully plastered internal walls and ceilings

Wired and plumbed



Garage

Unit 6

Unit 7

Unit 8

Unit 9

Unit 10

Unit 11

Unit 12

Unit 13

Unit 14

Entrance From Route  
du Bray Road

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1

Unit 15

Unit 16

Unit 17

Unit 18

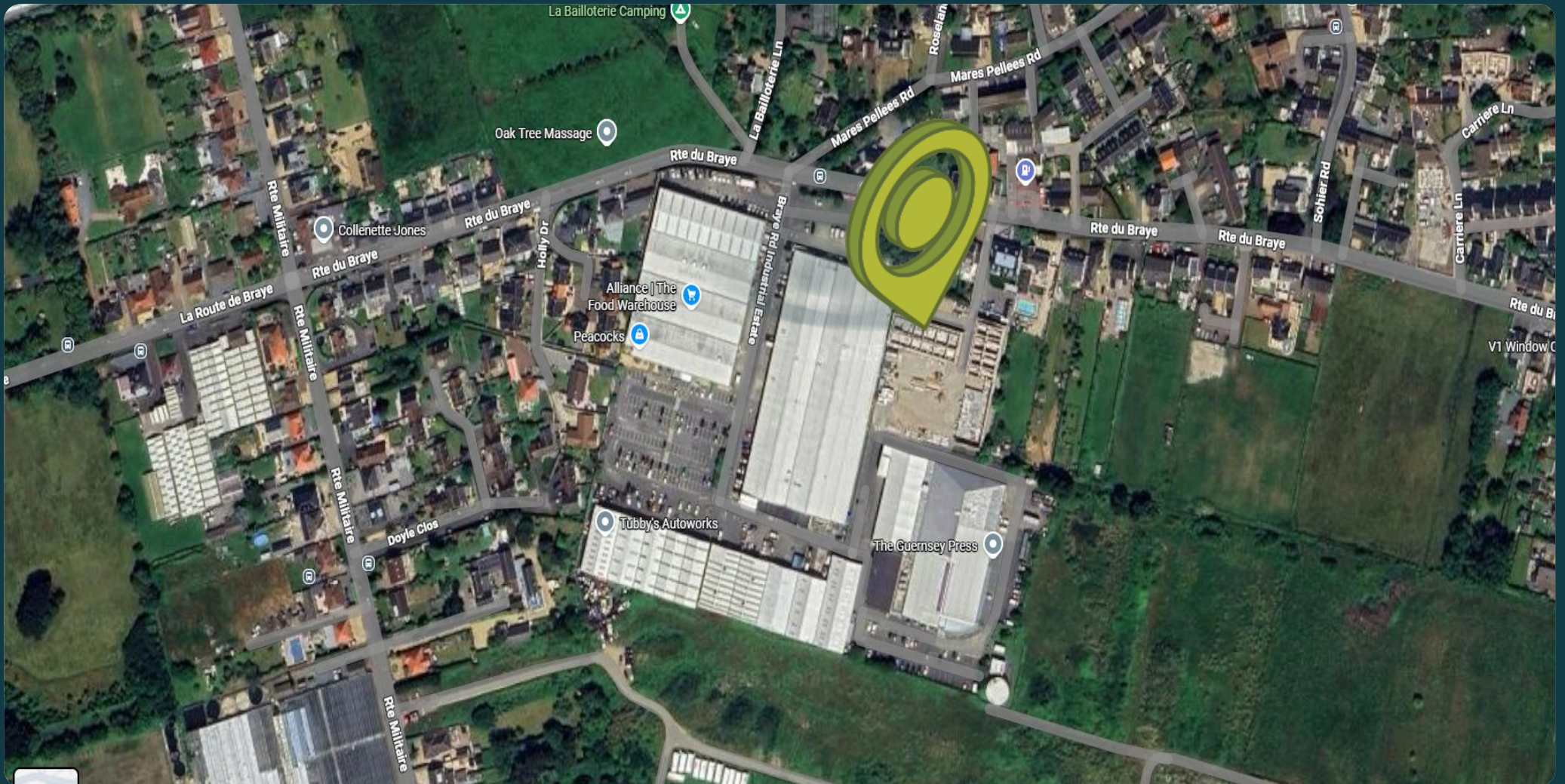
Unit 19



Granite wall

# Location

Rock Business Centre, La Route du Braye, St Sampson



# Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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