

To Let

Unit 8, Guilberts Yard

Collings Road, St Peter Port,
Guernsey

ROCK



Central location
Modern warehouse
Fitted to high
specification

 £108,676pa

 6,836 sqft

Property Features

- Located on Collings road
- 6,836 sq ft over 2 floors
- Parking for up to 12 cars
- Ground and first floor office fit out including air-conditioning
- Space can be adapted to suit requirement



A modern warehouse fitted for office use (light industrial use class) in a central location

LOCATION

The property is situated in a small industrial estate off Collings Road, to the west of St Peter Port. The property is at the end of a run of warehouses used mainly for self storage.

DESCRIPTION

The warehouse is over ground and first floor and benefits from a pedestrian access door in the center of the property with stair access to the first floor. At the end of the warehouse there is a roller

shutter door for servicing the ground floor.

The ground floor is currently configured into meeting rooms, offices, break out space and storage, however, the floor can be reconfigured to suit a new tenant's requirements.

The first floor is fitted out as an office with two open plan areas and a run of offices, meeting rooms, board room and kitchen, there is LED lighting and carpeting throughout and it is fully air conditioned.

PARKING

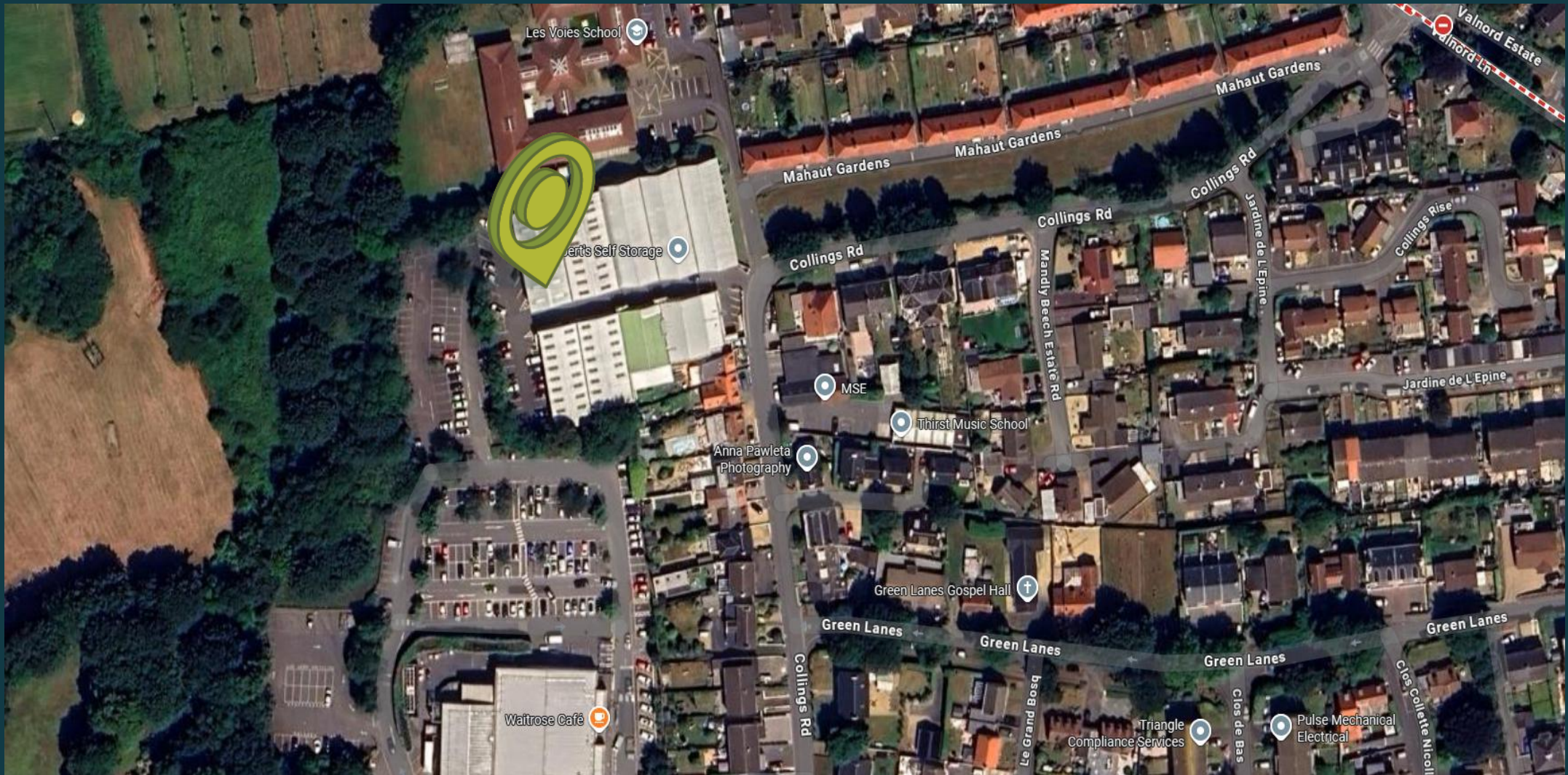
The premises benefits from 12 allocated parking spaces adjacent to the unit.

Additional spaces can be rented from Waitrose whose car park backs onto the premises.



Location

Unit 8, Guilbert's Yard, Collings Road, St Peter Port



Modern warehouse fitted to office standard

ACCOMMODATION

Area	Sq Ft
Ground	3,418
1 st Floor	3,418
Total	6,836

RENT

The quoting rent for the property is £108,676 per annum.

Parking

7 Spaces are available at £715.85 per space per annum, there are an additional 5 spaces available at £962.40

per space per annum

AVAILABILITY

The building is available to rent immediately.

TENURE

Leasehold – the premises is available by way of an assignment of a lease which expires 30/11/2027 however, it is understood that the landlord will agree to a new longer lease.

TRP for 2025 is £38,115 pa

Insurance £2,088 pa

The lease is interior repairing

and there are no service charge fees.

LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.

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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