

# ROCK

COMMERCIAL  
PROPERTY AGENTS

CONTACT PETER VAN DE VELDE  
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## WAREHOUSE AT BAUBIGNY

BAUGIGNY, ST SAMPSONS  
TO LET

- UNIT 1, 180 SQ MT, 1938 SQ FT - £20,000 PER ANNUM
- UNIT 2, 180 SQ MT, 1938 SQ FT - £20,000 PER ANNUM
- WHOLE UNIT, 360 SQ MT, 3875 SQ FT - £40,000 PER ANNUM
- GREAT OFF ROAD LOCATION IN ST SAMPSON
- LARGE FORECOURT FOR PARKING
- NEW LEASE AVAILABLE

These details are issued on the implicit understanding that all negotiations will be conducted through Rock Commercial. They have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliance, equipment or facilities are in good working order. Descriptions are given as an opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers/Tenants should seek verification on any points fundamental to a purchase/lease prior to signing any contracts. Whilst we

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## LOCATION

The property is situated at Baubigny just opposite the entrance to St. Sampson High School.

## ACCOMMODATION

The warehouse is located just off the main road with plenty of parking on site. The whole warehouse has a large ground floor level measuring 2452 sq. ft. and a mezzanine level which measures 1252 sq. ft. If split each unit would measure circa 2000 sq. ft. The property is cavity built with large up and over doors and pedestrian access on each side. Upon completion there will be toilet and kitchen facilities depending on layout required.

## PARKING

Parking on site for at least 10 cars.

## AVAILABLE IMMEDIATELY

The warehouse is available to rent immediately.

Legal Costs - All terms are subject to contract. Each party is to bear their own legal costs.



## FURTHER INFORMATION AND VIEWING

Strictly by appointment . Please contact Rock Commercial

Mr Peter Van de Velde telephone: 01481 728559 / Mobile: 07781 127210 / Email: Peter@Rockcommercial.co.uk

Opening hours 8.30am until 5.00pm. Viewings out of hours by prior arrangement.

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