

ROCK

COMMERCIAL
PROPERTY AGENTS

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LISIA HOUSE & NORMANDIE HOUSE FOR SALE £900,000

RUE A CHIENS, ST. SAMPSON, GY2 4AE

OFFICE ACCOMMODATION TO LET
CONVENIENT OUT OF TOWN LOCATION
LISIA HOUSE 880 SQ.FT.
LISIA HOUSE PARKING FOR SIX CARS
NORMANDIE HOUSE 4,576 SQ.FT
NORMANDIE HOUSE PARKING FOR SIX CARS

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

LISIA HOUSE

LOCATION

The offices are located in an out of Town location in Rue A Chiens in St Sampson.

Proceeding down Rue A Chiens you will pass a number of residential properties on the left hand side, then nearing the bottom of the hill you will see the first industrial site on the left hand side. There is a granite building called Normandie House. If you go into the drive and pass this building with it on your right, Lisia House is located to the rear of that building on the left.

PERRY'S: 9F3

ACCOMMODATION

Front door leading into office space suitable for four to five people off which are two cellular offices, this could be opened up to create a larger open plan office. A door leads to a second office to suit four people and both office areas have doors leading to a ladies and gents wc, kitchen and storage room.

The whole unit is 880 sq ft

Air conditioning, oil fired central heating & cesspit drainage.

Allocated parking for six cars.

The office is Let for £18,000 pa for a remaining 5 Years

FURTHER INFORMATION AND VIEWING

Strictly by appointment . Please contact Rock Commercial as the

Landlord's Agent: Mr Peter Van de Velde (director)

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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NORMANDIE HOUSE

LOCATION

The offices are located in an out of Town location in Rue A Chiens in St Sampson.

ACCOMMODATION

Pedestrian access is at the front area of the property and leads to the buildings ancillary offices on the ground and first floor. The rear of the property currently has a first floor which is partially used as an office space with storage below. With some alterations this could house a substantial workshop or warehouse. The total area is 4,576 sq. ft.

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