

# Ashtree Place, Garenne Park Industrial Estate, Rue de la Cache, St Sampson



STATUS  
**TO LET**

PRICE  
**£15,000 pa**

AREA  
**950 SQFT**

## PROPERTY FEATURES

- Well-presented suite totalling 950 sq ft
- Light Industrial use
- Single floorplate on the top (first) floor
- Fitted out as an office
- 4 Parking spaces
- Available immediately on competitive terms

**01481 728559**  
HELLO@ROCKCOMMERCIAL.CO.UK

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## LOCATION

The property is situated on Rue de la Cache, St Sampson and forms part of the well established commercial area known as Garenne Park. The location provides good access to the Island's main arterial routes connecting St Peter Port, St Sampson and both the west and south of the Island. Occupiers in the vicinity include Polar Instruments, Clarity Ltd, Printed and Architects, Tyrrell Dowinton.

## DESCRIPTION

Ashtree Place is a light industrial building arranged over two floors. The first floor is fitted out as an office in an open plan format and offered in good condition. The internal specification includes suspended ceilings, LED lighting and double glazing. The floor has its own male and female WC's and kitchen facilities. The suite is situated on the top floor of the building and is accessed via a modern entrance lobby. The property benefits from onsite parking immediately to the front of the building accessed directly from Rue de la Cache.

## ACCOMMODATION

Floor	Sq Ft	Sq M
First	950	88.26

## RENT

The quoting rent for the accommodation represents good value at £15,000 pa.

## SERVICE CHARGE

In addition to the annual rent there is a service charge payable which is approximately £1.50 per sq. ft.

## PARKING

This office provides 4 onsite car parking spaces situated immediately to the front of the building. The parking spaces are included in the annual rent and a 5<sup>th</sup> parking

space could be made available by separate negotiation.

## AVAILABILITY

The offices are available to rent immediately.

## TENURE

The premises is available by way of a direct lease with the landlord.

## LEGAL COSTS

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

## CONTACT AND VIEWING

Further information and viewing the offices are strictly by appointment.

Please contact Rock Commercial as the landlord's agent:

Peter Van de Velde (Director)

Tel: 01481 728 559

Mob: 07781 127210

email: [peter@rockcommercial.co.uk](mailto:peter@rockcommercial.co.uk)

Or

Alex Titheridge

Tel: 01481 728 559

Mob: 07839 189 680

Email: [alex@rockcommercial.co.uk](mailto:alex@rockcommercial.co.uk)

Viewings are possible out of hours by prior arrangement.

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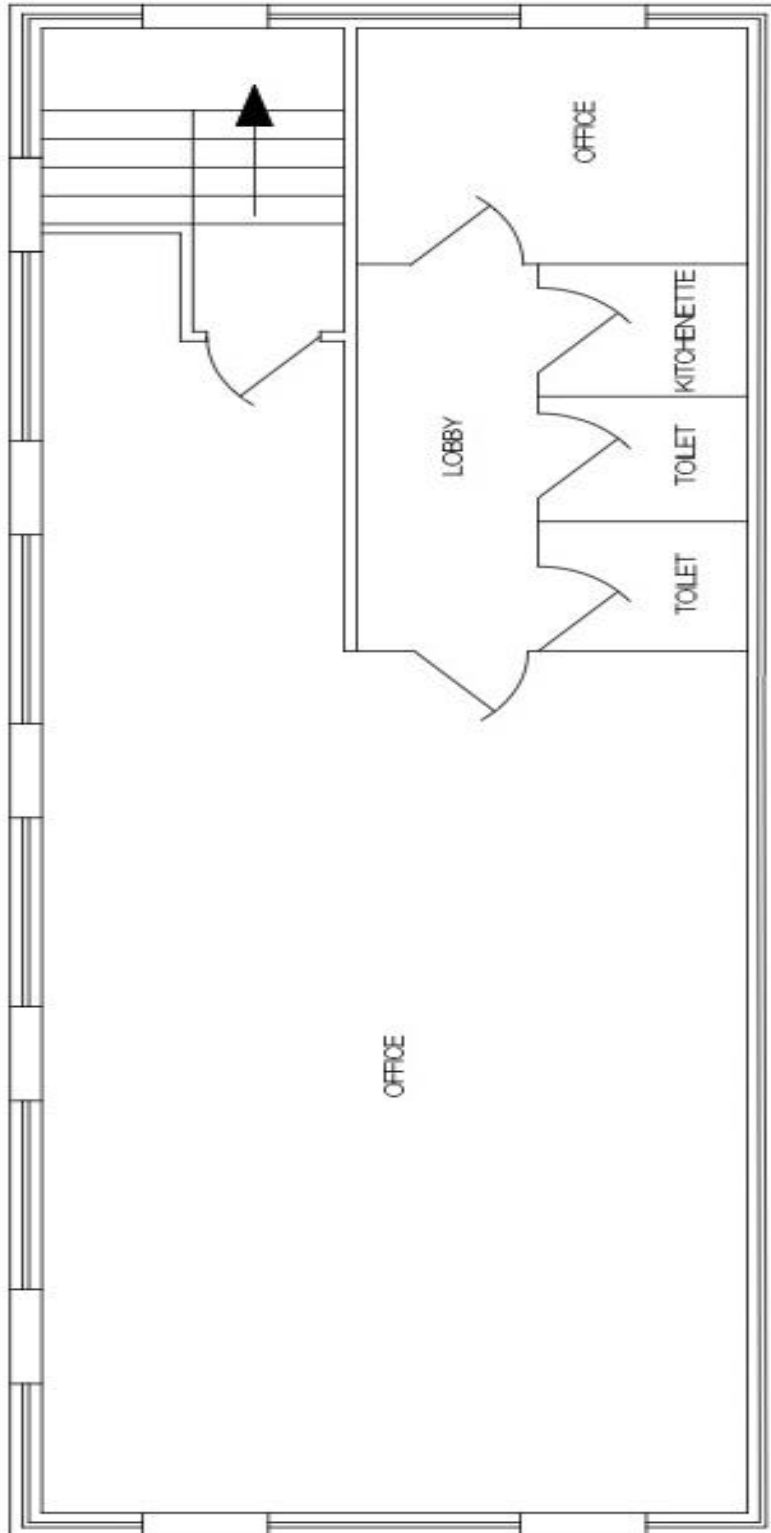


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# FLOOR PLANS

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# MAP



## COMMERCIAL PROPERTY EXPERTS

1 HARBOUR VIEW, THE ALBANY, SOUTH ESPLANADE,  
ST PETER PORT, GUERNSEY. GY1 1AQ

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**01481 728559**  
PETER@ROCKCOMMERCIAL.CO.UK