

Jamaica Hall

Le Bouet, St Peter Port, Guernsey



STATUS
To Let

PRICE
POA

AREA
5,386 SQFT

PROPERTY FEATURES

- Flexible use class Sui Generis
- Ideal for leisure/storage/office use
- Onsite parking up to 5 cars
- Convenient location

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

ROCK COMMERCIAL
PROPERTY AGENTS

LOCATION

The property is situated just off the sea front at the Long Store in a mixed-use area of residential, office and industrial properties, such as the Gas Energy Centre, Co Op supermarket and Jamaica Pub. The business centre of Admiral's Park is also located nearby.

DESCRIPTION

The property is laid out over two floors with entrances at the front and side of the property.

Ground floor

Room 1

Double entrance door and steps down into the property. To the right there is a small administration office and to the left there is a door to the ladies and gent's toilets. The space is open plan (note there are 5 supporting posts in the open plan area), double doors to lobby and stairs to the first floor.

Lobby

Entrance door from side of the property, stairs to the first floor, double doors to room 1 and room 2.

Room 2

Open plan room, loading doors to the side, door to storeroom.

First Floor

Landing

Doors to rooms 3 and 4, store cupboard and door to kitchenette.

Room 3

The front of the building has a large open plan room with windows to the front. Suspended ceiling with recessed strip lighting

Room 4

At the rear of the building, there are 2 partitioned offices, open plan area. Vaulted ceiling with strip lighting.

Parking

There is parking available for up to 5 cars at the front of the property.

Areas	SQFT
Room 1	1,117.21
Room 2	1,220
Room 3	1,151
Room 4	1,072.48
Stairs & Landing	825.31
Total	5,386 SQFT

TENURE

The premises are available to rent by way of a new lease direct with the landlord.

RENT

The rental price on this property is on application and the landlord would be open to offers.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs.

HOW TO ARRANGE A VIEWING

For further information please contact Rock Commercial on:

Peter Van de Velde

Telephone: 01481 728559

Mobile: 07781 127210

Email: peter@rockcommercial.co.uk

Or

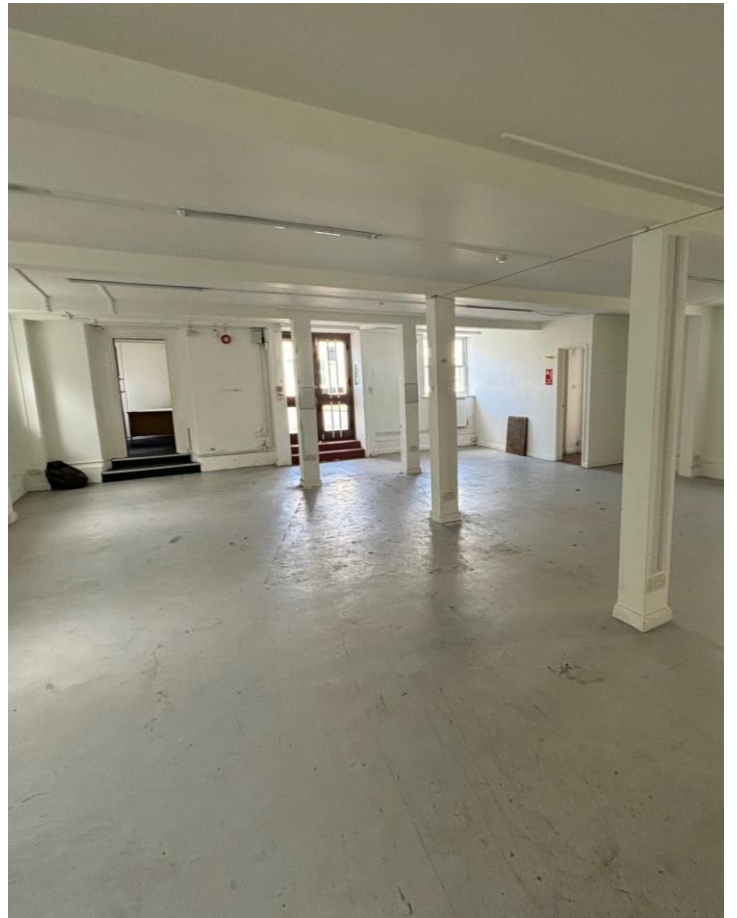
Alex Titheridge

Telephone: 01481 728559

Mobile: 07839 189680

Email: alex@rockcommercial.co.uk

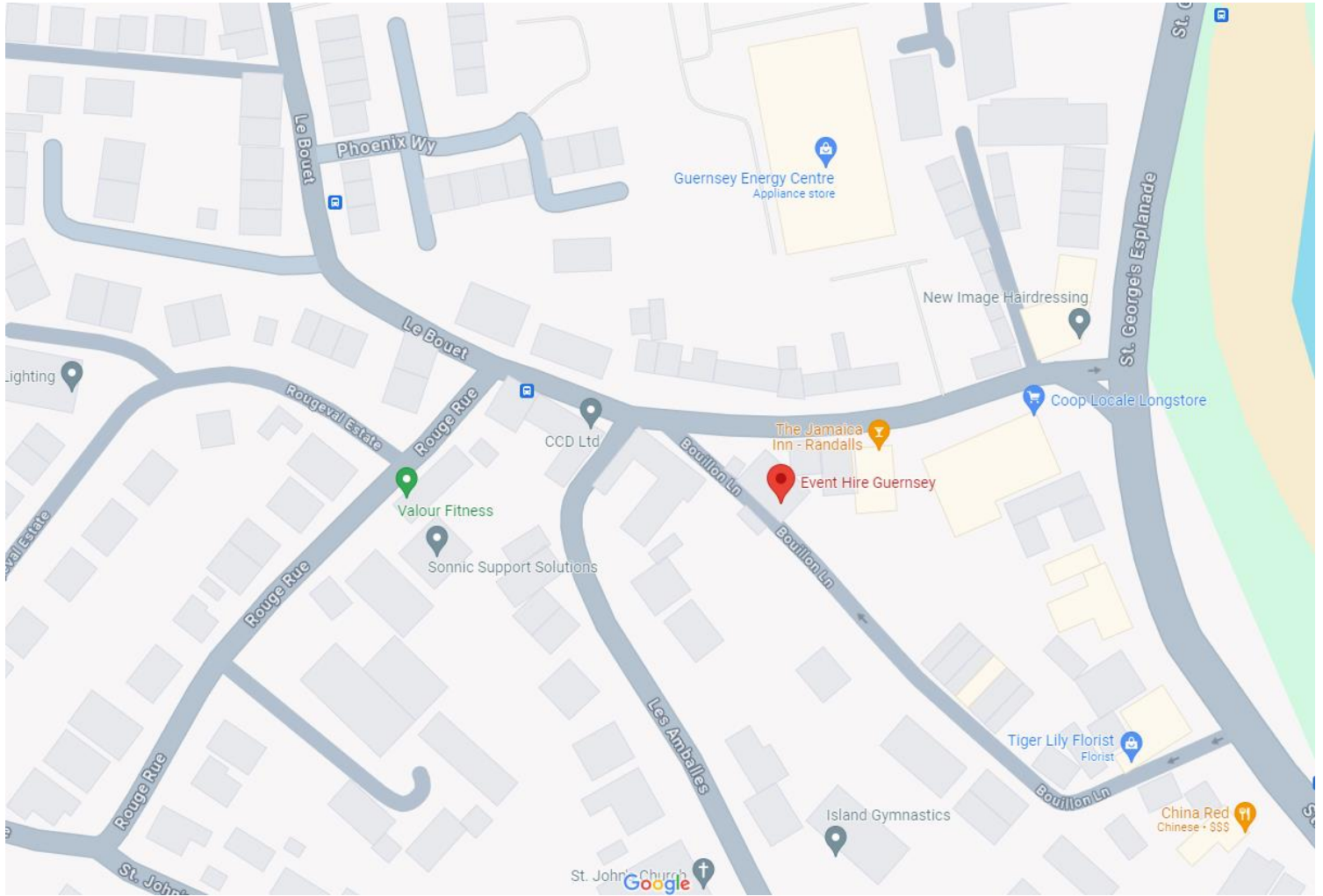
Viewings are possible out of hours by prior arrangement.



01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

ROCK COMMERCIAL
PROPERTY AGENTS

MAP



COMMERCIAL PROPERTY EXPERTS

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

TERMS: These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or misstatements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

ROCK

01481 728559
PETER@ROCKCOMMERCIAL.CO.UK