

To Let

Unit 2, Lowlands Industrial Estate

Vale, Guernsey

ROCK



Well located retail warehouse to let

 £85,000 pa

 5,791 sqft

Property Features

- Located on Lowlands Industrial Estate
- 5,791 sq ft single storey retail warehouse
- Parking for up to 18 cars
- Open plan sales area plus amenity
- Space can be adapted to suit an incoming occupiers requirement



A retail warehouse with roadside frontage on a well established industrial estate

LOCATION

The property is located in the parish of Vale on the well established Lowlands Industrial Estate which is accessible via La Route de Braye. It is approximately 3 miles from St Peter Port and is surrounded by numerous complimentary uses. It has a strong presence being situated in the heart of the Estate with good roadside frontage and visibility. Surrounding occupiers include; Rihoys, Scope Furnishings, GHA, ESM, Interseals, Bodyworks Gym and G4S to name but a few.

DESCRIPTION

The warehouse is of single storey concrete frame construction under a pitched roof. The height to the ridge is c. 4.5 metres. It has two large display windows, a roller shutter door (2.90m wide and 3.10m high) and a customer entrance. Internally, the space is currently configured into a large retail sales area, reception area, kitchen, two offices and WC's. The space can be reconfigured to suit a new tenant's requirements.

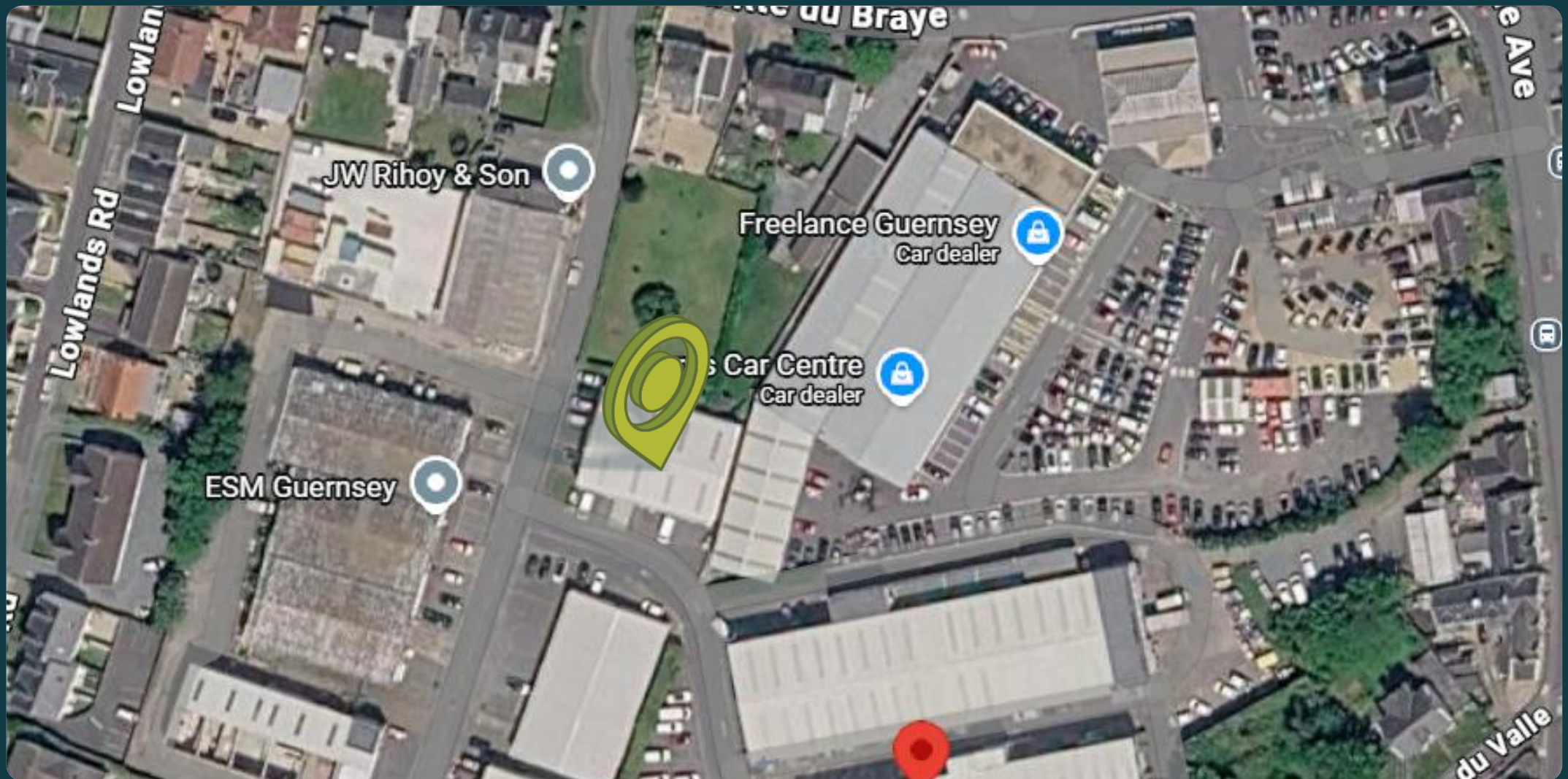
PARKING

The premises benefits from 18 allocated parking spaces immediately in front of the unit on the forecourt and allows for the unloading of delivery vehicles.



Location

Unit 2, Lowlands Industrial Estate, Vale, Guernsey



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ACCOMMODATION

Area	Sq Ft
Ground	5,791
Total	5,791

RENT

The quoting rent for the property is £85,000 per annum.

Parking

18 parking spaces are included in the quoting rent.

AVAILABILITY

The building is available to

rent immediately.

TENURE

Leasehold – the premises is available immediately by way of a direct full repairing and insuring lease with the landlord on flexible terms.

An incoming tenant will be responsible for TRP, Parish Rates and utilities.

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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