

To Let


# Unit 5, Les Caches Business Park

St Martin's, Guernsey

**ROCK**



# Ground Floor Warehouse on Prime Business Park

 £30,500 pa

 2,534 sq ft

## Property Features

- Located in St Martin's
- 2,534 sq ft Ground Floor
- Parking for 4 cars
- Three Phase Electricity
- Roller shutter doors front and back



# Hi-grade light industrial ground floor warehouse

## LOCATION

The property is situated on the well-established Les Caches Business Park in St. Martin's. It forms part of Phase 1 of the popular light industrial estate. The estate is accessible from Les Caches Road with the main estate Road providing vehicular access for cars and lorries.

Neighbouring occupiers within the 14 unit estate include; FME, Ravenscroft Construction, Airtel, Guernsey Trade Windows, C8 and Logicalis to name but a few.

## DESCRIPTION

The property is over ground floor and benefits from a pedestrian access door which is shared with the 1<sup>st</sup> floor tenant. There are two electric roller shutter doors servicing both the front and rear of the property.

The ground floor offers open plan storage space with a separate WC.

## PARKING

The premises benefits from 4 allocated parking spaces immediately outside the unit.

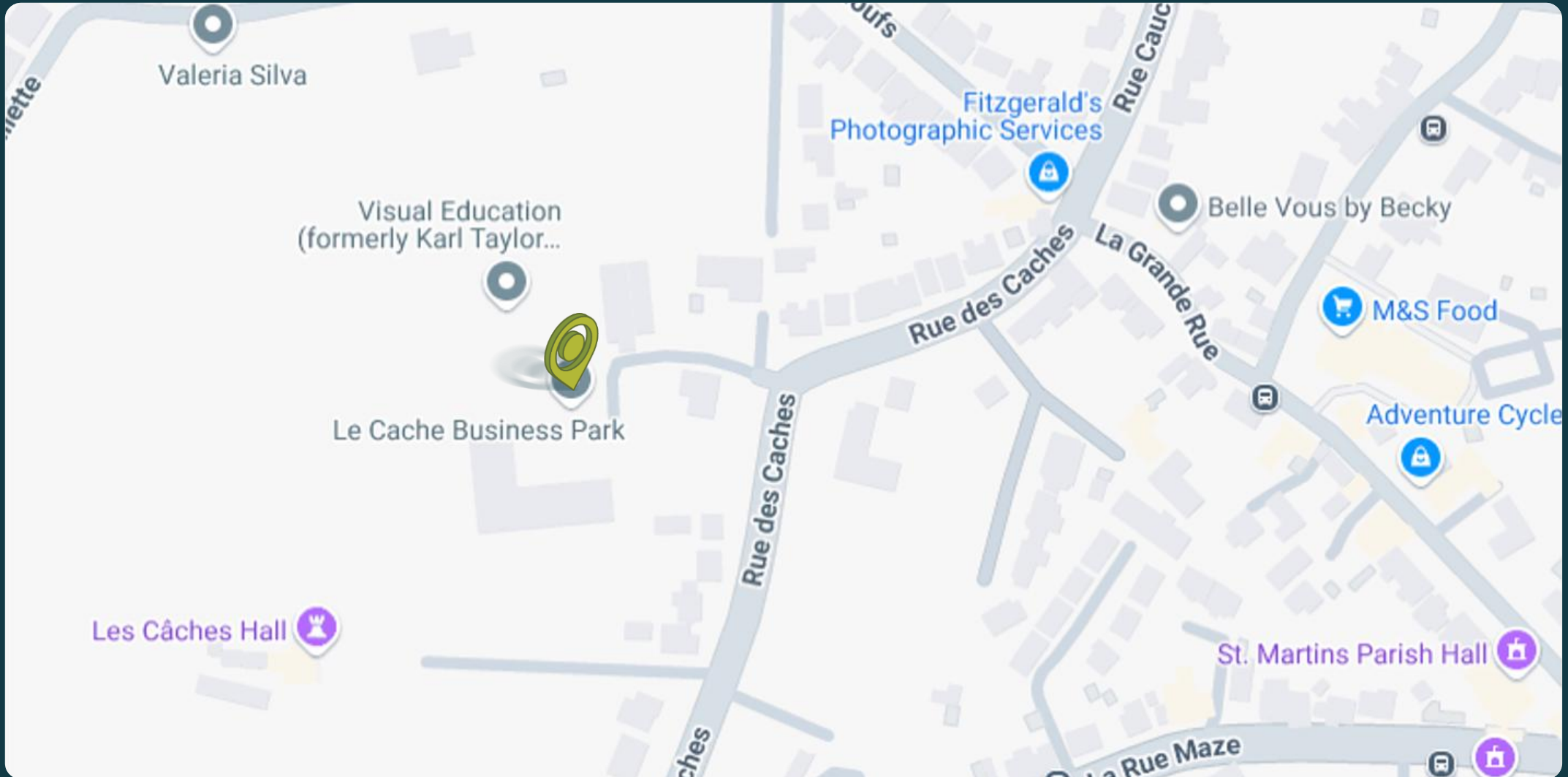
## TENURE

The premises are offered on a new lease direct with the landlord on flexible terms. The lease will be fully repairing and insuring with a service charge of £2 per sq ft to cover the maintenance of the property and communal areas.



# Location

Unit 5, Les Caches Business Park, Les Caches, St Martin's



# Contact & Viewing

Further information and viewing the offices are strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial as the landlord's agent:



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