

To Let

Unit 9, Anfre Estate, Route de la Garenne

Guernsey

ROCK



Light Industrial Unit on a Prime Estate

£34,800 pa

3,700 sq ft

Property Features

- Located in Anfre Estate within the Pitronnerie Road Industrial Area
- 2,100 sq ft of Ground Floor space with large mezzanine
- Parking for 4 cars
- Well specified including air-conditioning for the offices
- Roller shutter door



Hi-grade light industrial ground floor warehouse and mezzanine

LOCATION

The property is situated on the well-established Anfre Estate within the wider Pitronnerie Road Industrial area. The estate is accessible from Route de la Garenne which links with Pitronnerie Road.

Neighbouring occupiers within the estate include; DLM Architects, Nash Copy and ATD Automotive. The wider Pitronnerie Road Industrial Estate is home to Manor Farm, Guernsey Building Supplies, White's, Target, Le Riche and Guernsey Self store to name but a few.

DESCRIPTION

The property is constructed with a steel portal frame and block work clad in profile sheet metal. It comprises a ground floor warehouse with a large mezzanine for office space. There is a secure access door into a full height reception area with two WC's off the reception. The ground floor has a storeroom with kitchette and large warehouse area served by a full height electric roller shutter door. Stairs from the reception lead to a large mezzanine area fitted out as office space which has LED lighting and is carpeted.

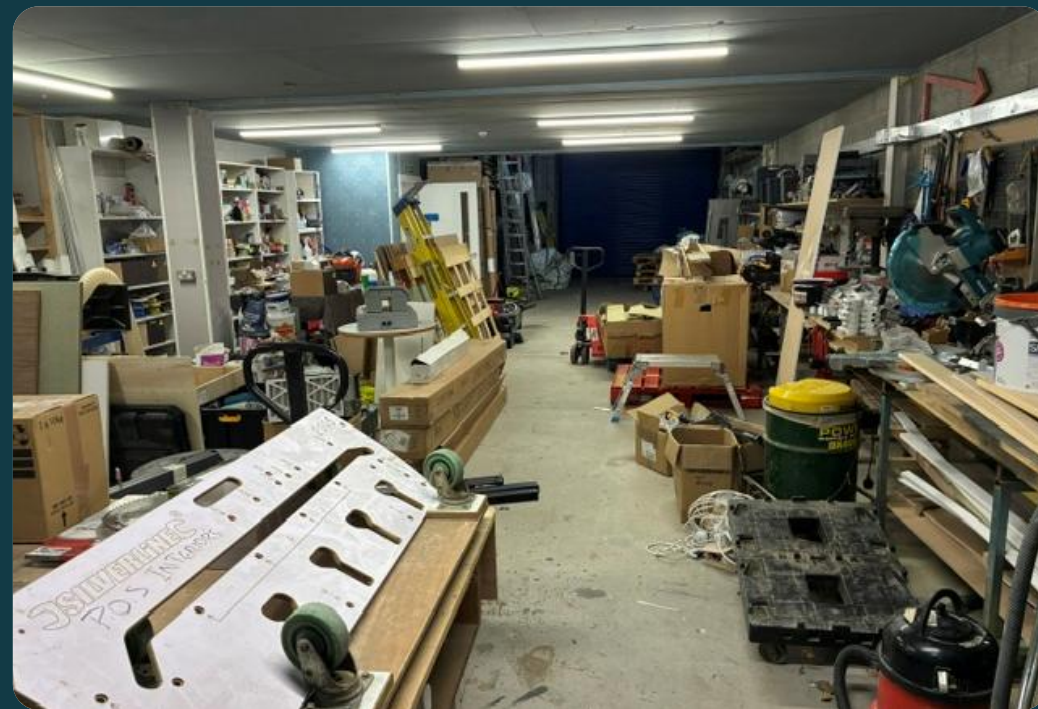
The property is heated and cooled via a Daikin air-conditioning system.

PARKING

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

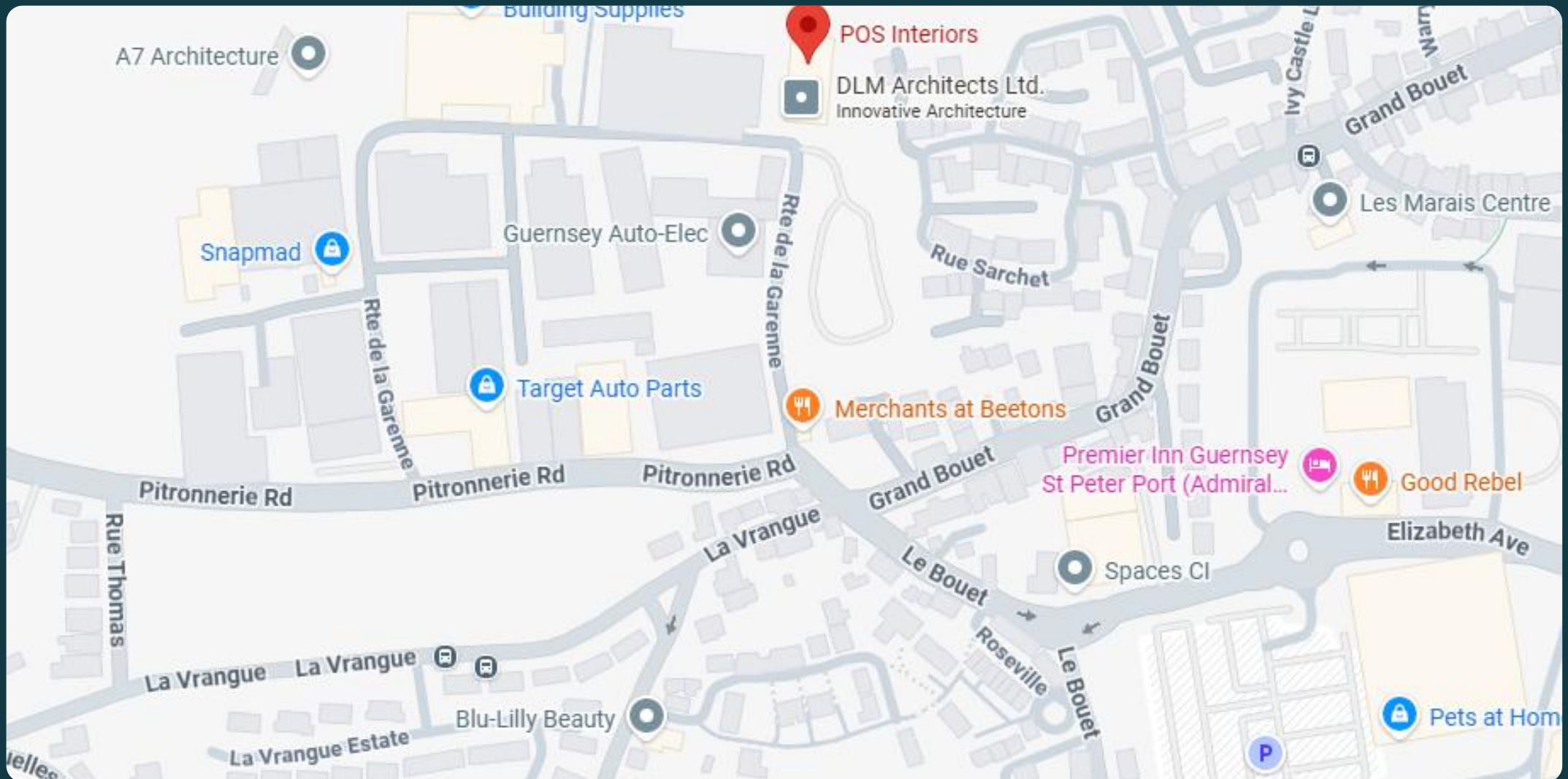
TENURE

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 £3,500 pa (2026) to cover the maintenance of the property and communal areas.



Location

Unit 9, Anfre Estate, Route de la Garenne, Pitronnerie Road Industrial Estate



Hi-grade light industrial ground floor warehouse and mezzanine

RENT

The quoting rent for the property is £34,800 per annum overall.

AVAILABILITY

The premises is available to rent immediately as a whole by way of a lease direct with the landlord. There is some existing fit out from the previous tenant which interested parties could take the benefit of should it be of interest.

TENURE

Leasehold – the premises is

available by way of an FRI lease direct with the landlord.

OTHER

Tenants will be responsible for paying Tax on Real Property (£2,573 pa – 2026 figure), parish rates (£313 pa – 2026 figure), building insurance 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 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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