

To Let

# Unit B, Sarnia House

Admiral Park, Guernsey

**ROCK**



# Well located retail / leisure premises to let

 £40,000 pa

 2,422 sqft

## Property Features

- Located adjacent to Admiral Park
- Ground Floor unit
- Parking for 5 cars
- Former Carpetright premises
- Space can be adapted to suit an incoming occupiers requirement



# A retail / leisure premises with roadside frontage adjacent to Admiral Park

## LOCATION

The property is located immediately adjacent to Admiral Park, Guernsey's established office park on the edge of St Peter Port. It has a direct frontage on to Grand Bouet but is also accessible from Elizabeth Avenue. This provides the unit with immediate access to Morrison's, Waitrose, Premier Inn and Good Rebel as well as some 2,000 office workers in Plaza House, No.1 The Plaza, Trafalgar Court, Carey House and Martello & Dorey Court. The unit is immediately adjacent to the nearly

refurbished Sarnia Jiu Jitsu Academy.

## DESCRIPTION

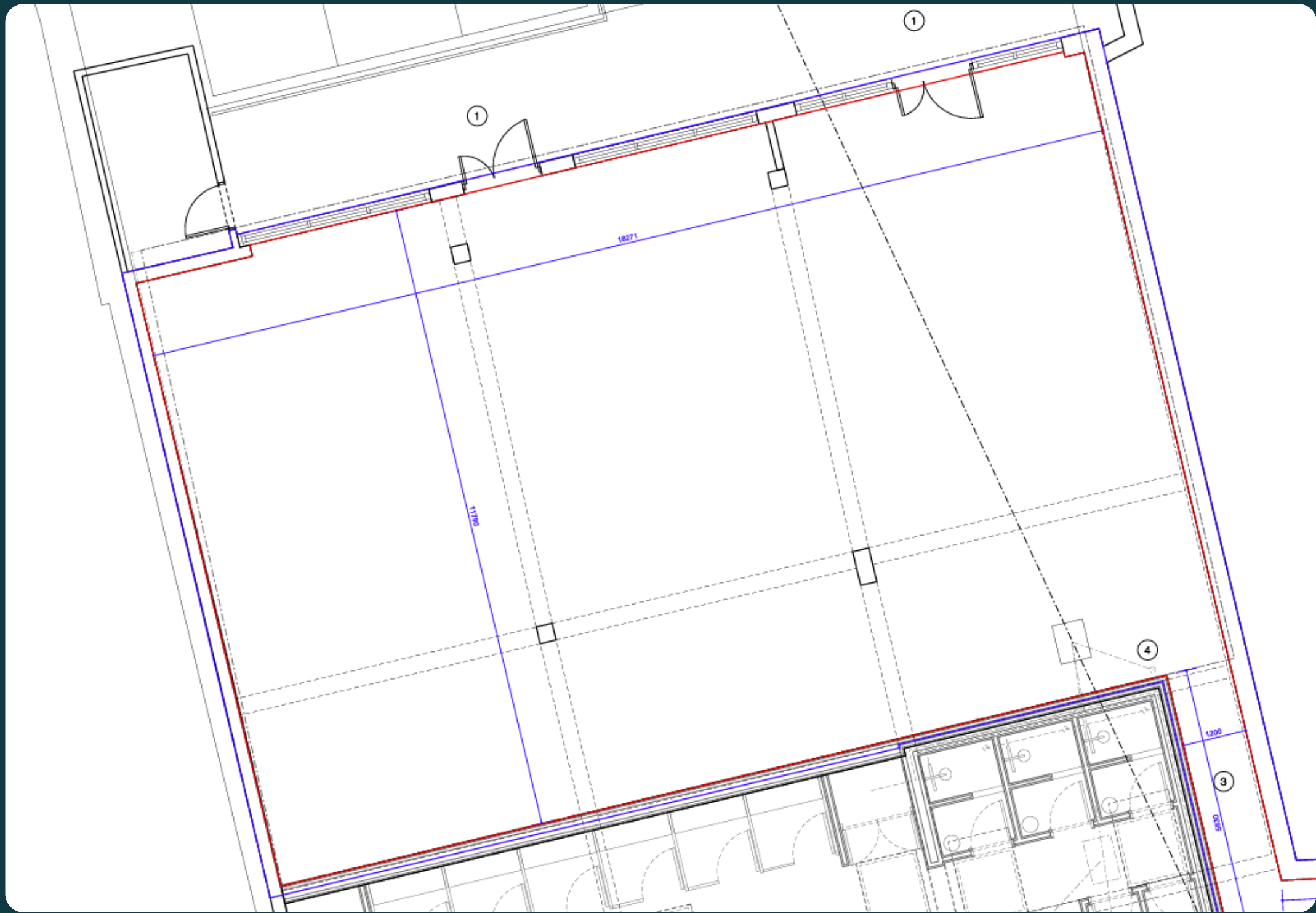
The unit has been stripped back to the frame offering a blank canvas for incoming tenants. It is located on the ground floor and has pedestrian entrances from the Grand Bouet and also from the Elizabeth Avenue side.

It is rectangular in shape with a solid concrete floor and a large glazed frontage onto the Grand Bouet.

## PARKING

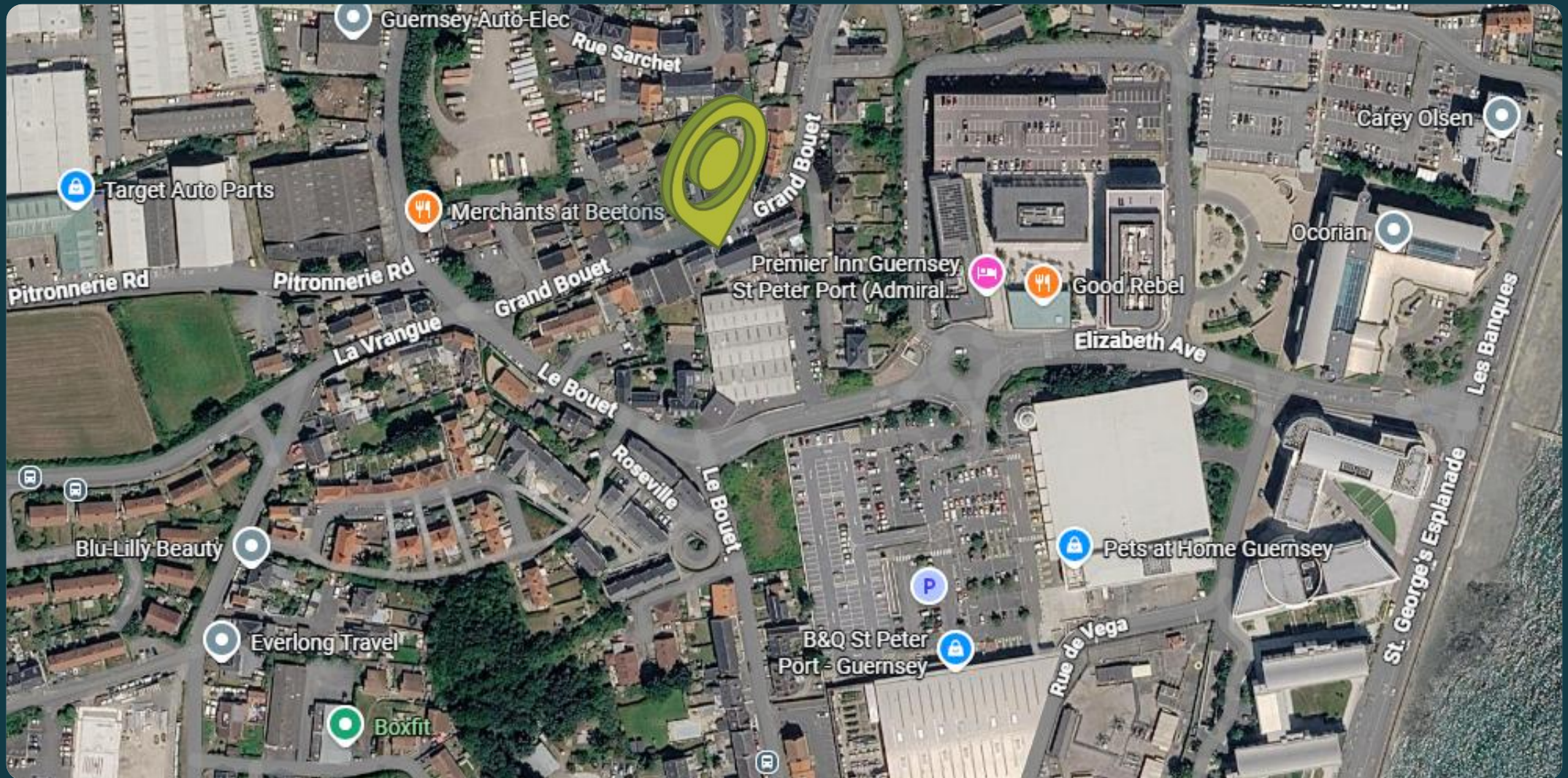
The premises benefits from 5 dedicated parking spaces immediately in front of the unit off the Grand Bouet.





# Location

Unit B, Sarnia House, Admiral Park, Grand Bouet, Guernsey



# Well located retail / leisure unit to let

## ACCOMMODATION

|        |       |
|--------|-------|
| Area   | Sq Ft |
| Ground | 2,422 |
| Total  | 2,422 |

## RENT

The quoting rent for the property is £40,000 per annum.

## Parking

5 parking spaces are included in the quoting rent.

## AVAILABILITY

The building is available to

rent immediately and will require a fit out to suit an incoming occupier's needs. The landlord is willing to consider a capital contribution to fit out or a rent free as an incentive.

## 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:



Peter Van de Velde  
Managing Director

☎ 01481 728559  
📠 07781 127210  
✉ peter@rockcommercial.co.uk



Alex Titheridge MRICS  
Director

☎ 01481 728559  
📠 07839 189680  
✉ alex@rockcommercial.co.uk



# ROCK

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 agents, the vendors or the lessors 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 purchasers or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.