


UNIT TO LET

Arnold House
Braye Road, Vale, Guernsey, GY3 5PE

LET £22,000 

WORKSHOP / WAREHOUSE



Warehouse/workshop, ancillary offices & storage with shed, land & parking
Approximately 2,200 sq.ft on the ground floor plus 300 sq.ft mezzanine

LET

SUBJECT TO CONTRACT



LOCATION

The property is located on Braye Road, north of the Braye Road Industrial Estate and within a short distance of the Lowlands Industrial Estate. The property has its own parking area to the front and is highly visible from the road.

DESCRIPTION

The property is divided into a front and rear warehouse area, accessed from either end by 14 ft and 9 ft roller shutter doors respectively. In addition, an area on the ground floor has been sectioned off to provide offices plus a mezzanine storage area, WC and kitchenette.

The rear of the property offers a large open area with access to the land and shed beyond. The front of the property could be altered to make the most of the ceiling height should this be required.

TENURE

The property is available by way of a new Internal Repairing and Insuring lease for a flexible term for three years upwards.

RENT

The commencing rental will be £22,000 per annum.

AVAILABILITY

The property is immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

LET

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

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