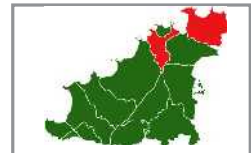


WAREHOUSE TO LET

LET £40,000 

La Hure Mare Warehouse
Northside, Vale, Guernsey, GY3 5UD

STORAGE / WAREHOUSING, INDUSTRIAL



Purpose built warehouse with Light Industrial use

5,068 sq.ft plus parking (1,027 sq.ft)

Rent: £40,000 per annum

LET

SUBJECT TO CONTRACT

SUMMARY

- Warehouse to let at £40,000 per annum
- 5,068 sq.ft on two floors
- Available on a floor by floor basis or as a whole
- Ample parking for vehicles
- Light Industrial use
- Immediately available

LOCATION

This purpose built modern warehouse is located on the northern side of La Hure Mare approximately 100 metres from the point where La Hure Mare meets Northside. This area is a predominantly industrial area making this the ideal location given its Light Industrial use class.

DESCRIPTION

The building is a two storey warehouse which was purpose built in 2004. The warehouse is fitted with a secure steel shutter door. The warehouse has solid concrete floors on both levels and is fitted with oil fired heating and 3-phase electrics.

The Ground Floor (1,962 sq.ft) offers predominantly open plan space but has the added advantage of having a 400 sq.ft air-conditioned office located in the western corner, along with ample WC facilities.

The First floor (3,106 sq.ft) is also open plan. Access to the First Floor is via concrete stairs, although it should be noted there is a 1.5 sq.m hatch located on the upper floor providing easy access for loading using the fitted one-tonne-rated hoist.

The warehouse sits on a site of approximately 3,300 sq.ft in its entirety. To the front of the warehouse is a yard of circa 1,027 sq.ft providing ample parking for vehicles.





Courtesy Of Digimap

TERMS

The property is available by way of a new lease based on Full Repairing and Insuring terms for a commencing rental of £40,000 per annum as a whole or can be occupied on a floor by floor basis.

AVAILABILITY

The property is immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment with ourselves or Jones Watts as Joint Sole Agents.



LET

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

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SUBJECT TO CONTRACT

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