



## Rock Commercial Unit 13

Rock Business Centre, Braye Road

- Newly build light industrial unit with high - spec finishes
- Offering 1940 sqft over two floors
- Rents £31,000 per annum
- Flexibly lease terms available
- Unit available to purchase at £525,000

**£31,000pa**

**RENTAL - LOCAL MARKET**

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## About Newly Built Commercial Units

A newly built light industrial commercial development, situated along Braye Road next to Braye Road Industrial Estate, which is designated as a Key Industrial Area. The development lies on the western outskirts of St Sampsons and is therefore well located with good access to St Peter Port, St Sampson and Vale. It also benefits from being on one of the main container routes, which allows articulated vehicles up to 16.55 metres to travel from White Rock, St Peter Port, between 9.00 pm and 6.45 am. Other occupiers in the vicinity include Alliance Cash and Carry, VWT, Sigma, Moonpig, BTS, and Guernsey Press, as well as a number of other industrial and storage occupiers. The unit provides workshop / storage space on the ground floor with ancillary offices / storage on the first floor. Externally benefiting from electrically operated roller shutter doors with painted rendered walls at the ground floor level and larch cladding to the first floor. It also benefits from UPVC windows, doors, fascias and rainwater goods. Fitted w/c facilities and a kitchenette together with 3-phase electric, water and telephone connections. The business centre includes brick-paved parking, four allocated spaces for each unit, and communal garden areas.

### Specification:

Units of high construction quality. Set amongst a fully managed business centre. Formal use class is light industrial and storage. However additional uses may be possible. Please enquire directly.

The units are available with new 7-year leases, with break clauses by negotiation. The lease is internally repairing. The building structure and site maintenance is all dealt with as part of the maintenance program. Being £1 per sq ft per year. Paid annually in advance.

#### This includes the following.

- Buildings insurance
- Full external maintenance
- Window cleaning
- Gutter cleaning
- Solar panel cleaning
- Car park cleaning
- Gardening

#### Units 13 has following standard specification.

- Ground floor warehouse/work shop space
- First floor office/storage space with kitchen areas.
- Cavity Block work construction
- Ground floor slab to be power floated and rated at 10 ton per m2
- First slab to be left screeded and rated to 2 ton per m2
- Stair case to be concrete
- Horman, insulated roller doors
- UPVC double glazing
- Highly energy efficient structure, to achieve pressure test results of less than 2.
  - 4.5 kw solar installation installed as standard. Providing reduced energy costs.
  - 3 phase electrics supplied as standard
  - Fibre Telecommunications installed
  - Mains water
  - Mains drain via shared pump
  - Units supplied fully plastered and decorated
  - Units supplied fully wired, with separate heating circuits, ready to receive tenants own choice of heating
    - Disabled compliant WC, fully tiled
    - Kitchens supplied fully fitted, ready to receive tenants own slot in fridge
    - All units to come with a minimum of 4 parking spaces, others available by negotiation.

The centre is serviced by a fully paved car park and biodiversity lead soft landscaping scheme. To date the following businesses have moved to the site.

- Hillstone Guernsey Limited
- Acorn Kitchens
- Guernsey Metal Roofing.
- Pollex Auto.
- Evolution construction.
- Private Clients looking to service their own car and personal storage needs.
  - Mims world
  - Caffeine mechanics
  - International leisure
  - Office works

#### Square Footage

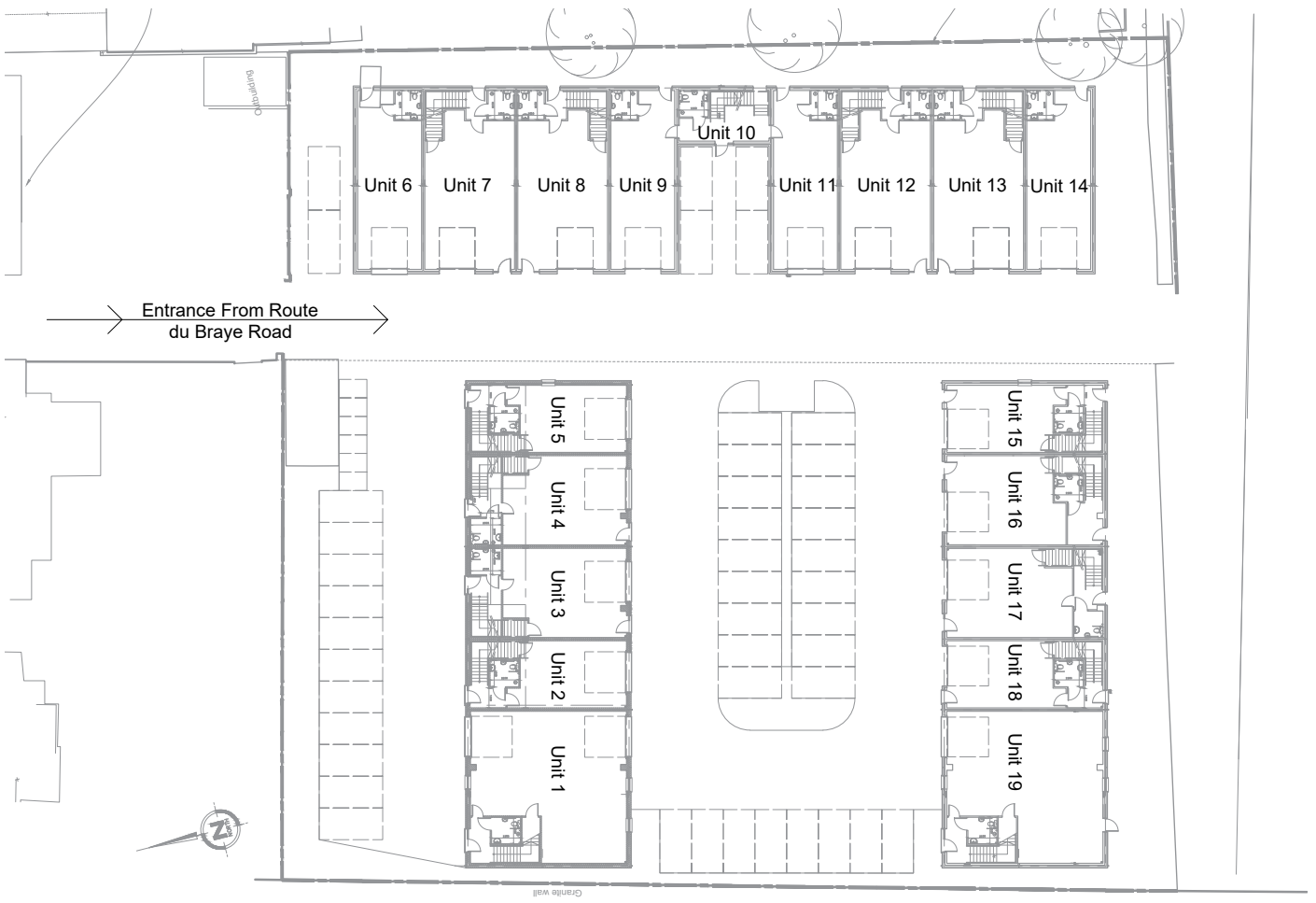
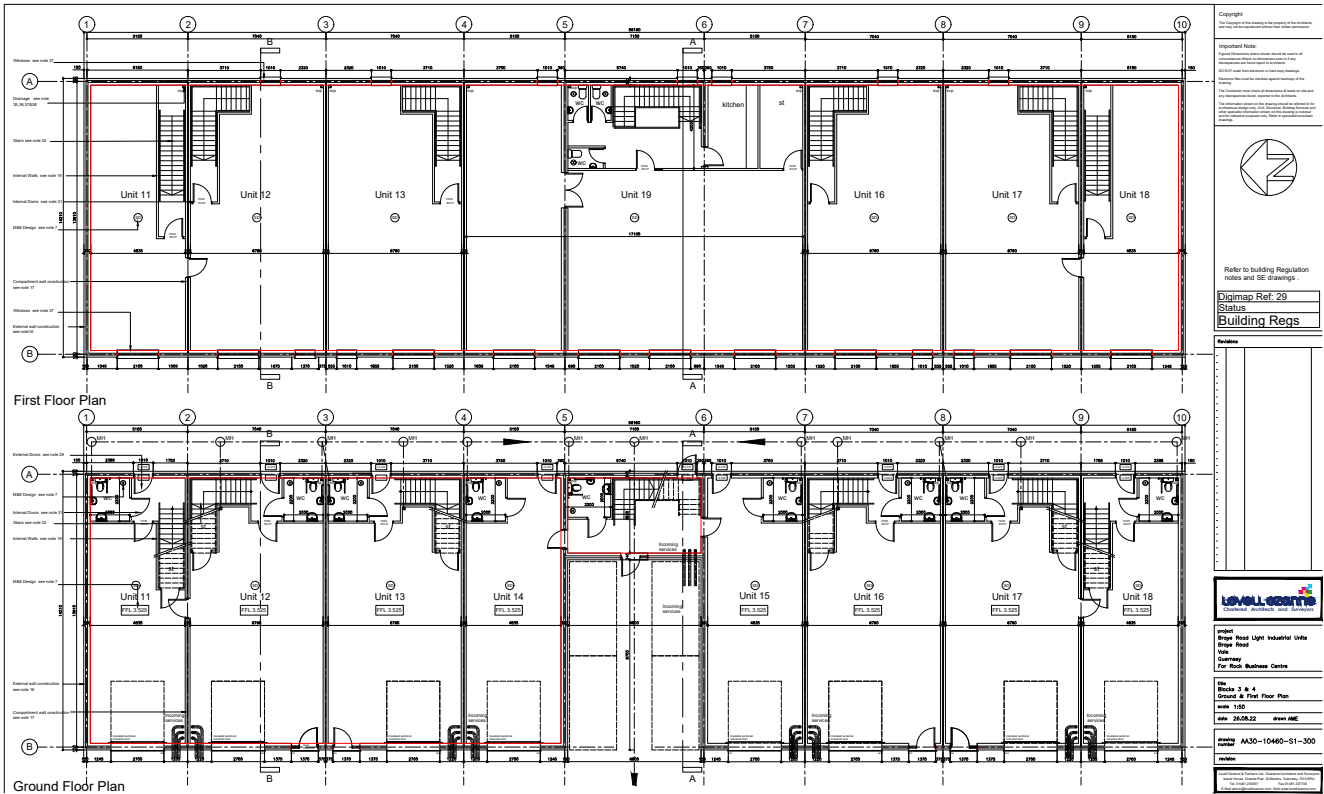
Unit 13 - Ground floor 970 sq ft. First floor 970 sq ft

#### Prices

Unit 13 - £31,000 per annum rental or for sale at £525,000

#### The unit has been completed to a very high specification to include the following:

Cavity block construction, insulated to domestic standards, reducing heating costs  
Warm deck roofs  
Concrete first floors  
Concrete stairs  
Fully plaster internal walls and ceilings  
Wired and plumbed  
Ready for personal fit out and occupation



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