



TO LET

## UNIT 2, GUERNSEY PRESS BUILDING

Braye Road Industrial Estate, Guernsey, GY2 4WX

WELL POSITIONED AFFORDABLE COMMERCIAL SPACE  
AVAILABLE TO LET

1,724 SQ FT

## Summary

Available Size	1,724 sq ft
Rates Payable	Upon Enquiry
EPC Rating	Not applicable

## Key Features

- Immediately available to let on flexible lease & rental terms
- Located within Le Braye Industrial Estate with easy road access
- Suitable for use as flexible office space or secure storage

## Description

The Property occupies a position in the south eastern corner of the Le Braye Industrial Estate, and houses both industrial and office accommodation. More specifically, the available office space is located within a two storey multi-let office arranged within the southern section of the building. Other occupiers within the building include Colour Monster, Guernsey Press and GM Motors. The available office accommodation is accessed from the multi-let office main entrance.

The office features an open plan layout with suspended ceilings and a cellular office / meeting room, benefitting from good natural light throughout. WC facilities are provided within the communal areas on the first floor. There are three visitor parking spaces directly in front of the main entrance.

The office space is immediately available to let on flexible lease and rental terms.

## Location

Braye Road Industrial Estate is located on the western outskirts of St Sampson along Braye Road and has good access to St Peter Port, St Sampson, and Vale. It also benefits from being on one of the main container routes, which permits articulated vehicles up to 16.55 metres in length to transit there between the hours of 9.00pm and 6.45am from the White Rock in St Peter Port. Other occupiers in the vicinity include Alliance, VWT, Sigma, Moonpig, BTS, as well as a number of other industrial and storage occupiers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,724	160.16	Available
<b>Total</b>	<b>1,724</b>	<b>160.16</b>	

## Legal Fees

Each party is to bear their own legal costs and any other associated cost incurred in the letting of this property.



## Viewing & Further Information

Ben Le Gallais

+44 (0) 1534 716242 | 07797 895005

Ben.LeGallais@d2re.co.uk

Evan Whitson

+44 (0) 1534 716233 | 07797 724043

evan.whitson@d2re.co.uk



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