



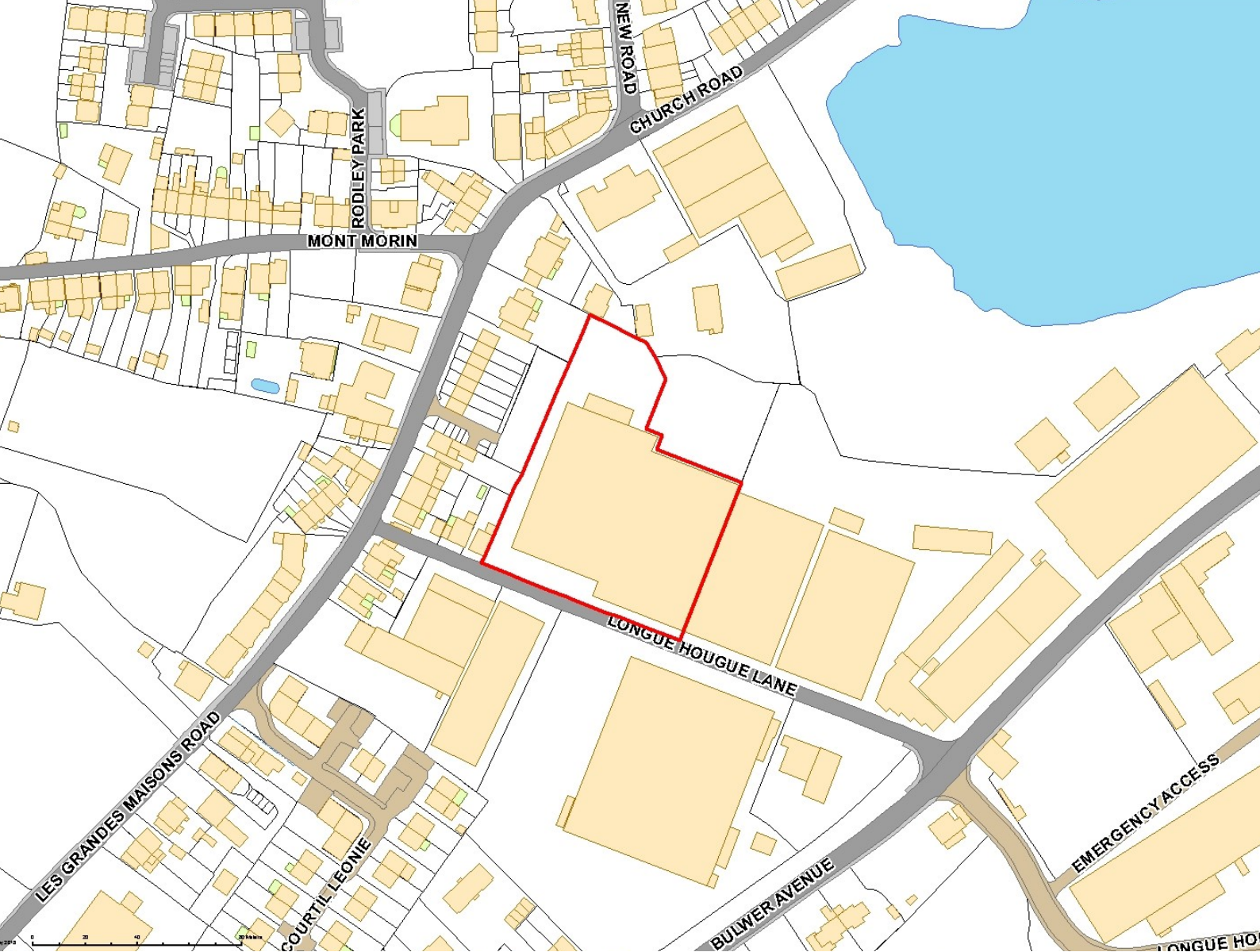
TO RENT LARGE WAREHOUSE UNIT

LONGUE HOUGUE LANE WAREHOUSE

Longue Hougue Lane, St Sampson

MULTI-AGENT

- Purpose built warehouse
- Container route location
- Approximately 46,248 sq ft plus mezzanines
- Available as a whole or in parts of 10,000 sq ft plus
- Ample yard and car parking areas
- Assignment of the existing lease or sub-lettings considered
- Available immediately



LOCATION

Longue Hougue Warehouse is situated on Longue Hougue Lane, St Sampson. It therefore lies just off Bulwer Avenue, within one of the island's Key Industrial Areas, and forms part of the "Container Route" whereby vehicles of any size have unrestricted access along the main arterial route connecting St Sampson to St Peter Port.

It is also conveniently located by the amenities of the Bridge.

Other occupiers in the vicinity include Ferryspeed, CAMS, CT Freight, Norman Piette, Bougourd Ford, Project Hire and Sale and Stainless Steel Fabrications.

DESCRIPTION

The available property was completed in 2008 and is a purpose built warehouse.

It provides modern clear span accommodation with an eaves height of approximately 9m and a pitch of 10.8m. It also has a solid concrete floor and has been fitted out with a number of mezzanine floors, an extensive racking system, sodium box lighting, two scissor lifts, two goods lifts (serving the upper mezzanine floor) office, kitchenette and WC facilities.

Articulated vehicular access is provided to both the front and rear elevations by way of electronically operated roller shutter doors which are approximately 4.875m in height by 4.120m in width.

Externally, there is dedicated car parking on the front curtilage of the building and there is also a large concrete yard to the rear.

ACCOMMODATION

The property provides approximately 59,961 sq ft of accommodation, 46,248 sq ft at ground floor level and approximately 13,713 sq ft of mezzanine accommodation and is arranged as follows:

Description	Area (sq ft)
East	23,132
West	23,116
Mezzanine Rear	4,176
Mezzanine Front—1st Floor	3,595
Mezzanine Front—2nd Floor	5,942
Total	59,961

TENURE

Leasehold.

The property is available by way of an assignment of an existing 21 year full repairing and insuring lease which is due to expire on 6 November 2029.

Alternatively, sub-letting the property in parts may also be considered.

RENT

The passing rent for the property is £691,159 per annum.

AVAILABILITY

The premises is available immediately

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.

FURTHER INFORMATION & VIEWING

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