

Rock Business Centre

£15,000 per annum

Braye Road, Vale

Multiple light industrial units, built to a very high standard, set amongst a fully managed business centre.

Cooper Brouard are delighted to offer 6 light industrial units for rent, all with new 7-year leases (break clause by negotiation) set within a convenient and central fully managed business centre. Each secure unit boasts solar installations, Fibre Telecommunications and insulated roller doors whilst being supplied fully plastered, wired and decorated.

Each unit benefits from a minimum of two allocated parking spaces per unit plus the use of a communal bike shed which has power points for charging purposes.

There is a further block on site which is in the course of construction – these units are open to end user requirements – further information available on request.

LOCAL MARKET

SOLE AGENT

Key facts

- Flexible lease terms available
- Starting rents from £15,000 per annum
- Fully managed business centre
- Light industrial / storage
- All units come with a minimum of 2 parking spaces

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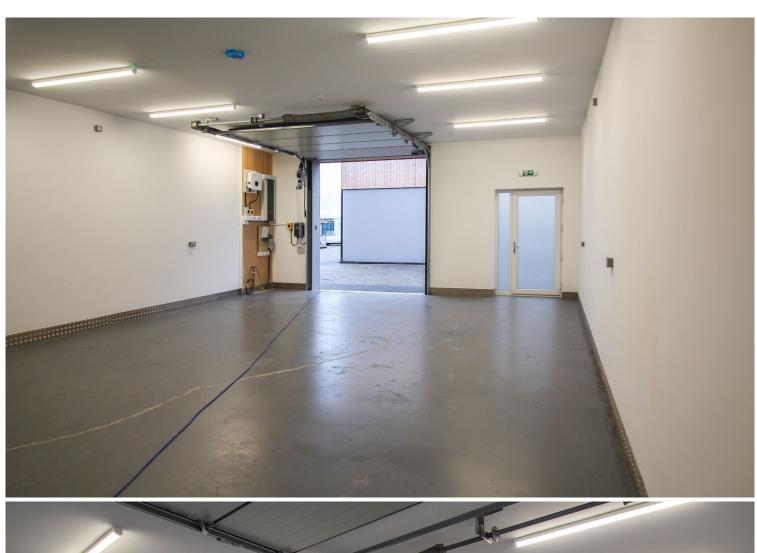










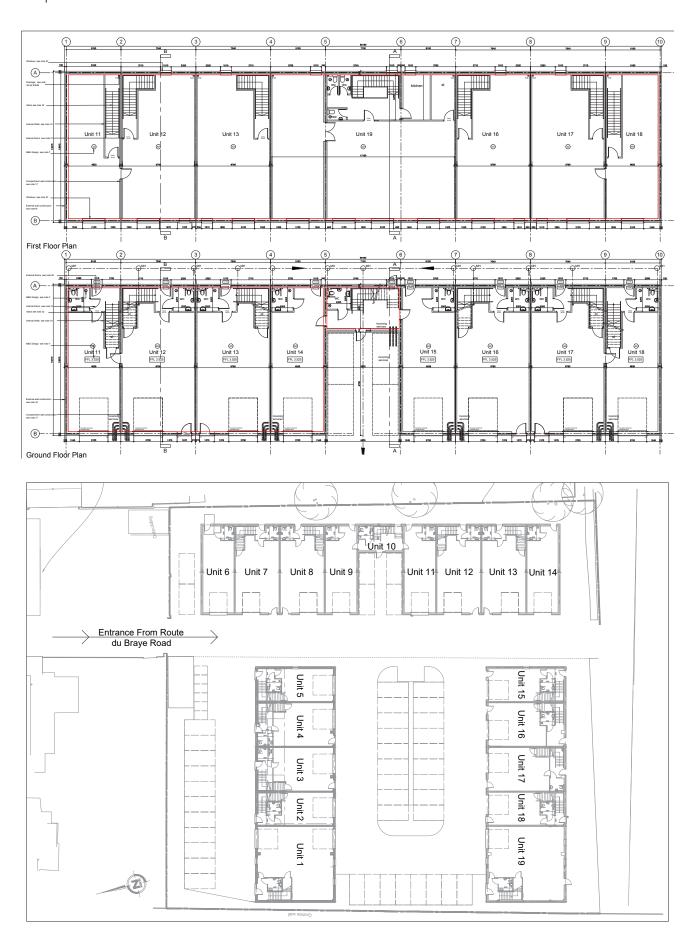








Floorplan



Unit 6:

£22,500 per year for both floors or £15,000 for the ground floor

Unit 7:

Ground floor let. The first floor is available as a sub let option for the all-inclusive fee of £11,000 per annum.

Unit 8:

£31,000 per annum for both floors.

Unit 9, 10 & 11:

Available as one whole unit.

Alternatively, Unit 10 first floor level available at £45,000 per annum with the potential to rent 9 & 10 at £15,000 per annum per side only if the first floor level was to go independently.

Units 9, 10 and 11 are designed to operate individually with interconnecting doors – Unit 10 offers low energy under floor heating throughout, first floor office space with meeting rooms, fully fitted kitchen, shower room all within a prominent position within the development.

Unit 12:

£31,000 per annum for both floors.

Unit 13:

£31,000 per annum for both floors.

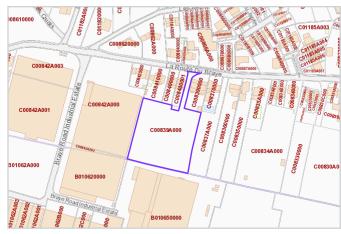
Building structure & site maintenance:

The building structure & 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

Perry's ref: 10 D2

what3words: confined.carry.shop



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