



Unit 17, Rock Business Centre

£925,000

Braye Road, Vale

LOCAL MARKET

COMMERCIAL

This light industrial unit, offering 3,000 sq ft of space over two floors, is built to a very high standard and is set amongst a fully managed business centre.

Cooper Brouard are delighted to offer Unit 17, Rock Business Centre – due for completion within the third quarter of 2027 - 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.

This unit benefits from 4 allocated parking spaces per unit plus the use of a communal bike shed which has power points for charging purposes.

Key facts

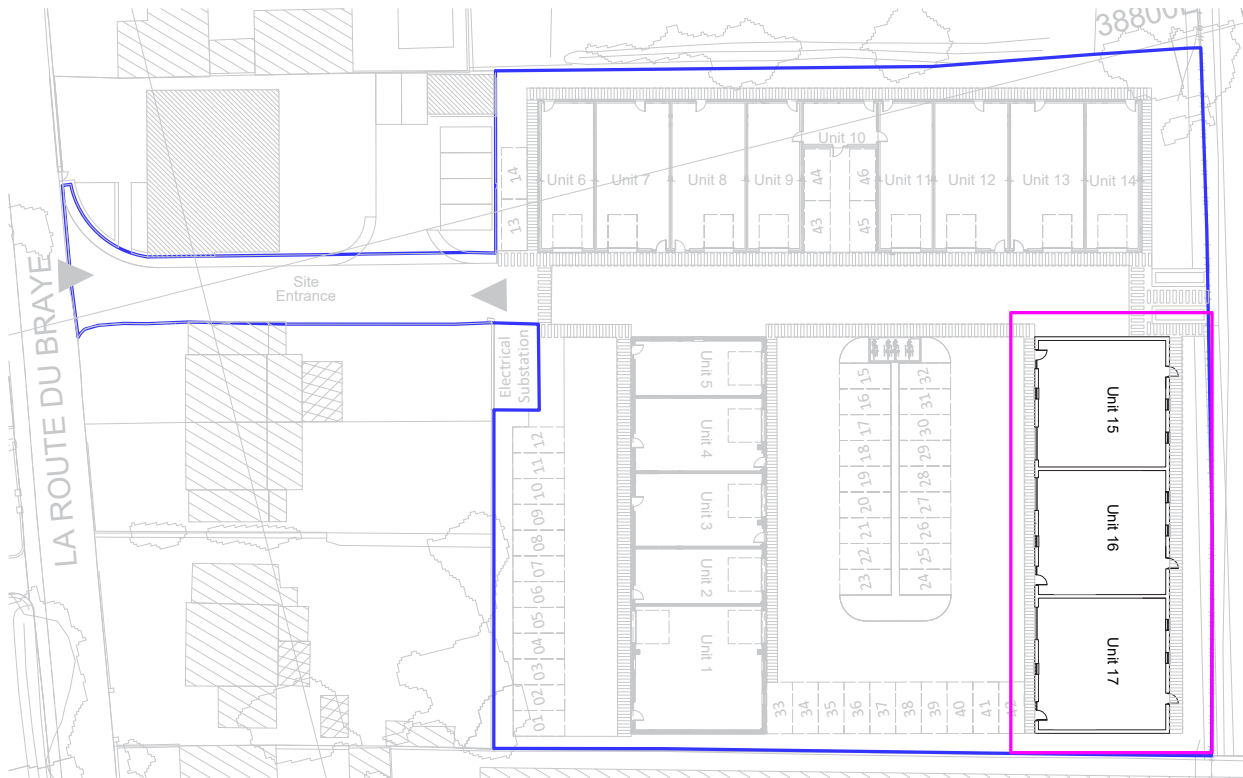
- Set within a fully managed business centre
- Light industrial / storage
- 4 allocated parking spaces
- 3,000 sq ft over two floors
- Bespoke internal fit out subject to negotiation

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 **cooper
brouard**

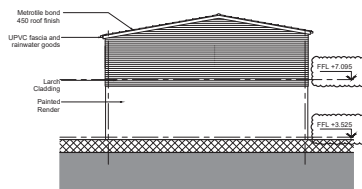
GUERNSEY'S ESTATE AGENT



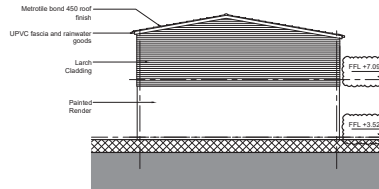
Client Hillstone Ltd	Project Description Proposed Dwellings	Drawing Title Block 2 Block Plan Drawing	Drawing Reference HS02 - Block 2 - Block Plan	Scale 1:300 @A3
Site Location Rock Business Center Braye Road Vale Guernsey GY3 5PG		Date 05.05.2026		
		Drawn By EC		



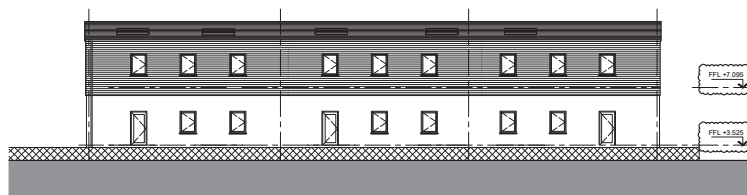
West Elevation



South Elevation



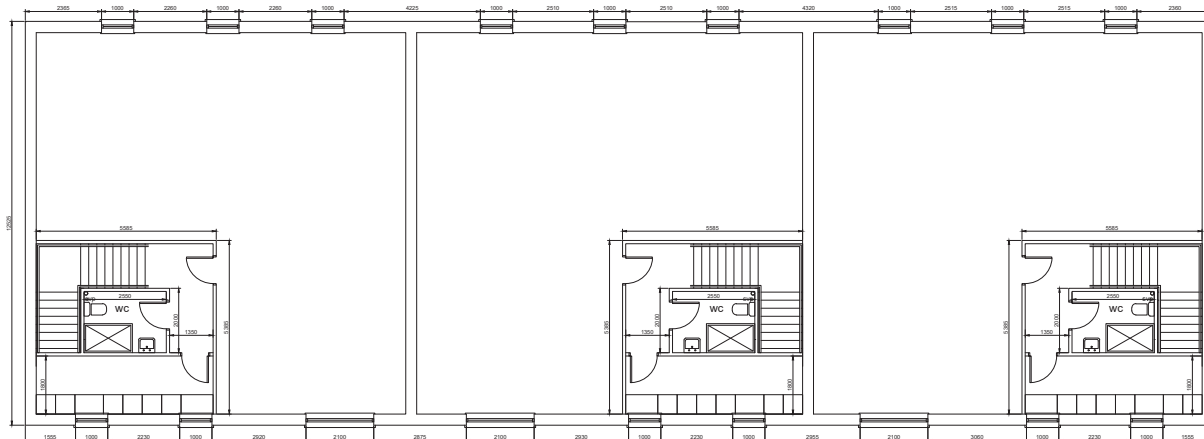
East Elevation




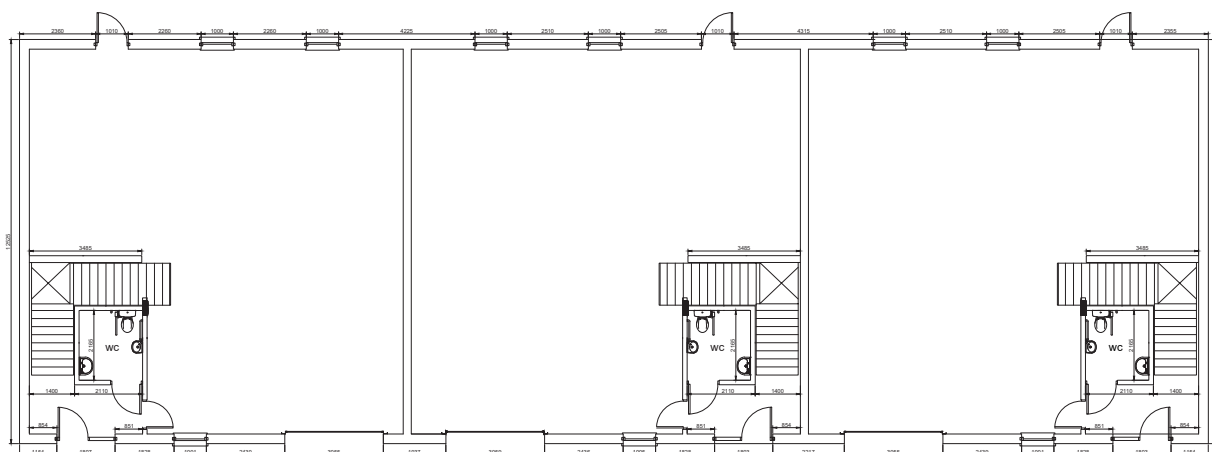
North Elevation

Client Hillstone Ltd	Project Description Proposed Dwellings	Drawing Title Block 2 Elevations Drawing	Drawing Reference HS02 - Rock Business Center - Block 2	Scale 1:100 @A3
Site Location Rock Business Center Braye Road Vale Guernsey GY3 5PG		Date 05.05.2026		
		Drawn By EC		

Floorplans



Client Hillstone Ltd	Project Description Proposed Dwellings	Drawing Title Block 2 First Floor Drawing	Drawing Reference R504 - Rock Business Center-Block 2	Scale 1:50 (A1)
Site Location Rock Business Center Broye Road Vale Guernsey GY3 3PG	Date 05.05.2026			
Drawn By EC				



Client Hillstone Ltd	Project Description Proposed Dwellings	Drawing Title Block 2 Ground Floor Drawing	Drawing Reference R503 - Rock Business Center-Block 2	Scale 1:50 (A1)
Site Location Rock Business Center Broye Road Vale Guernsey GY3 3PG	Date 05.05.2026			
Drawn By EC				

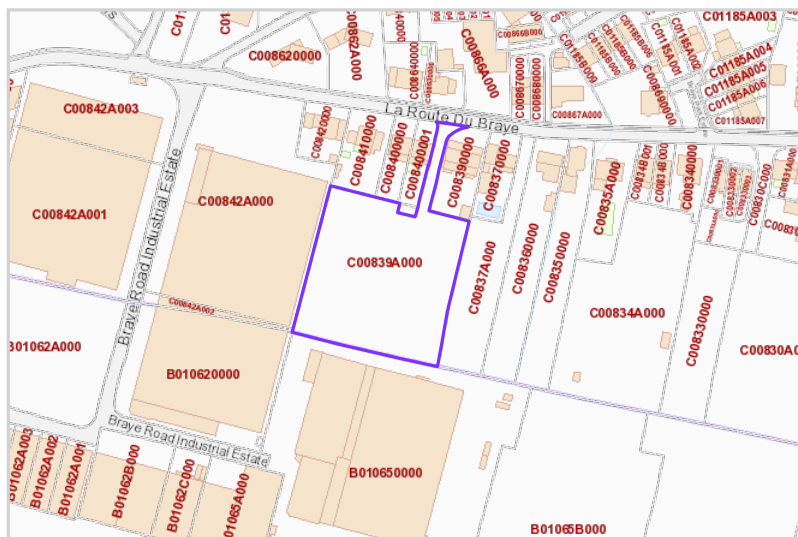
Building structure & site maintenance:

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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