



# Unit 17, Rock Business Centre £48,000pa

Braye Road, Vale

LOCAL MARKET RENTAL

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

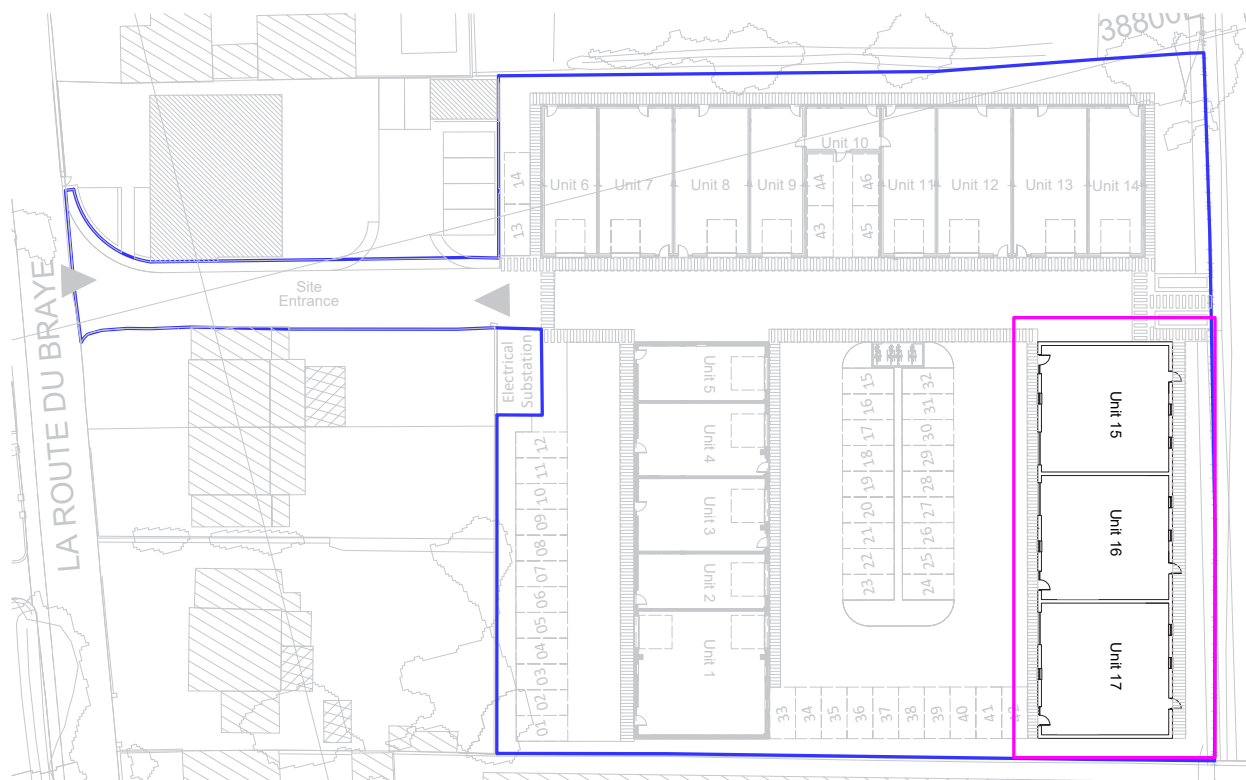
- Set within a fully managed business centre
- Light industrial / storage
- 4 allocated parking spaces
- 3,000 sq ft over two floors
- Bespoke internal fit out subject to negotiation

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



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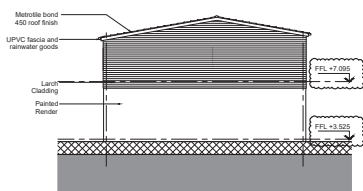
GUERNSEY'S ESTATE AGENT



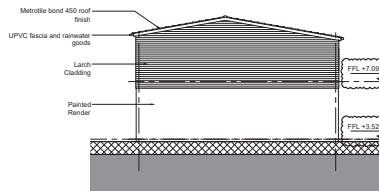
<b>Client</b> Hillstone Ltd	<b>Project Description</b> Proposed Dwellings	<b>Drawing Title</b> Block 2 Block Plan Drawing	<b>Drawing Reference</b> HS02 - Block 2 - Block Plan	<b>Scale</b> 1:300 @A3
<b>Site Location</b> Rock Business Center Braye Road Vale Guernsey GY3 5PG		<b>Date</b> 05.05.2026		
	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



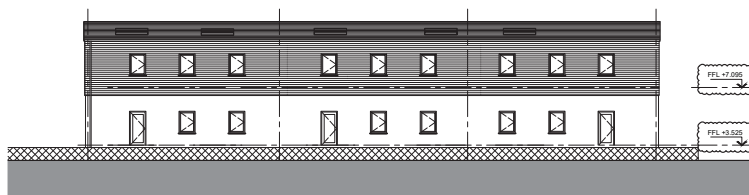
West Elevation



South Elevation



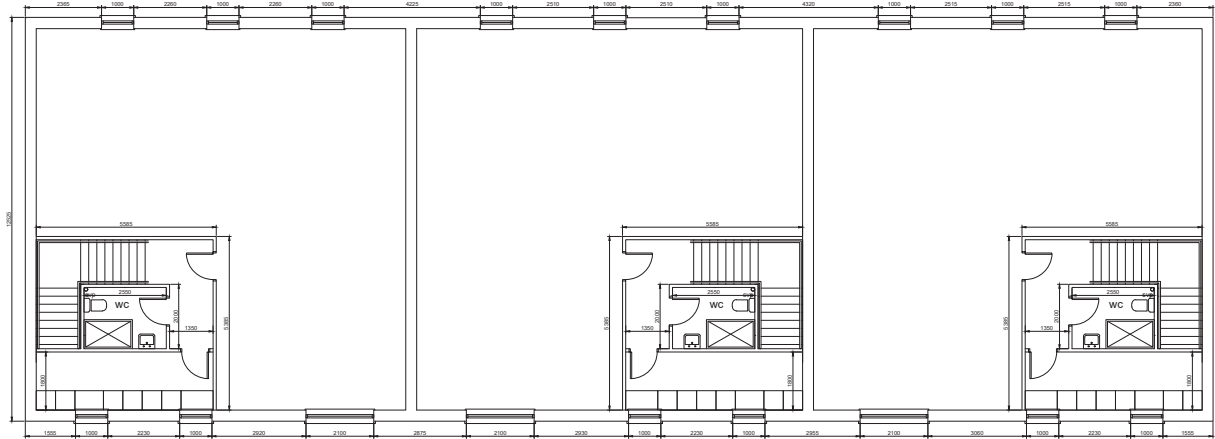
East Elevation



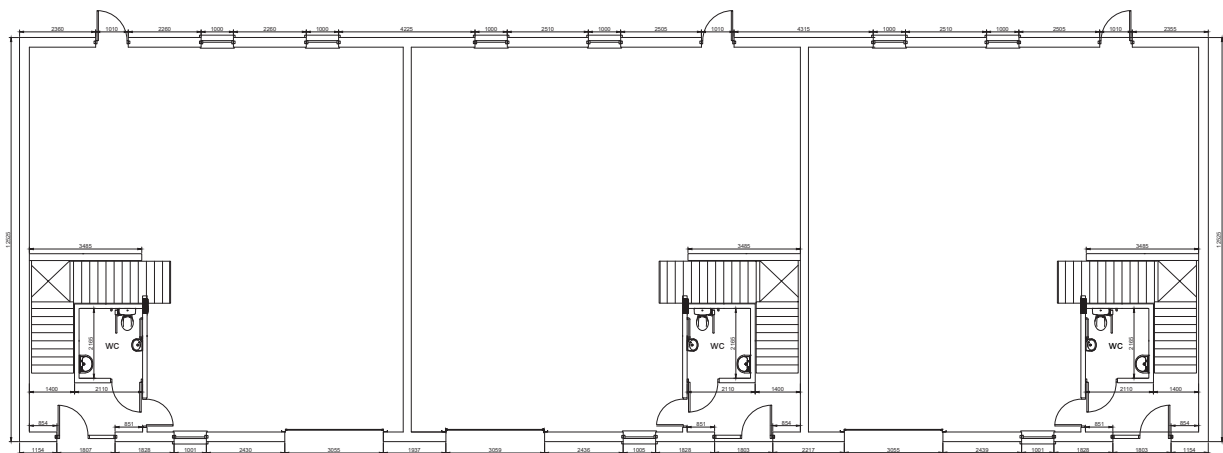
North Elevation

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

# Floorplans



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



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

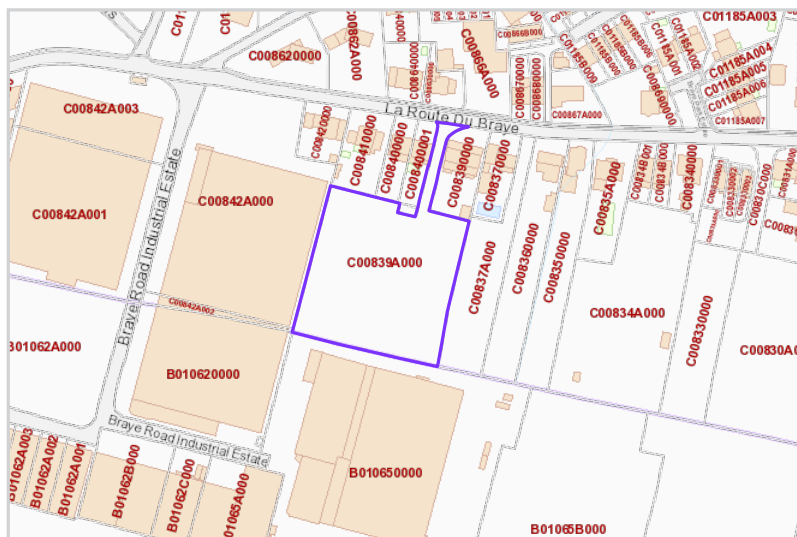
## Building structure & site maintenance:

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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## CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)

