



distinctly different

Residential
New Homes
Lettings
Commercial

FOR SALE OR LET

COMMERCIAL AND LIGHT INDUSTRIAL UNITS

**THE CRUSHER SITE
BRAYE HARBOUR
ALDERNEY
GY9 3XX**



**FOR SALE AS A WHOLE £2,595M
OR
IN SMALLER SECTIONS BY NEGOTIATION
OR
TO LET IN NEGOTIABLE UNITS FROM £13.50 PER FT²**

DESCRIPTION

This is a development of modern light industrial units and associated offices situated within the harbour area of Alderney. The area that our client currently owns is 2081m² (22,400 ft²).

A number of the units are currently let to existing tenants, although a number of offices and workshops units are available of differing sizes on flexible lease terms.

The Freehold of this development is owned by the States and an extension to the lease term may be available by way of separate negotiation with them.

For more information in respect to the current rents payable please do not hesitate to contact our offices.



www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk



General Information:

- Tenure:** The units are available on a Leasehold basis of 32 years remaining or with an extended lease term by separate negotiation with the Freeholder.
- Services:** We are advised that mains water, electricity and drainage are connected to the property.
- Legal Costs:** Each party will be responsible for their own legal fees.
- Contacts:** Phone either our dedicated Hawkesford Commercial Department on 01926 438129 or our Alderney hub – 01481 822211 or 07781 437805.
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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