

12 Westerbrook

St Sampson



Cranfords are delighted to present 12 Westerbrook to the local market, a commercially licensed property formerly serving as the headquarters of Island FM. Set back from the Bridge, the building enjoys a private position and offers a versatile layout comprising multiple offices, studio spaces, and parking for up to seven vehicles. This presents an excellent opportunity for a new business venture or for companies seeking to upgrade their existing premises. While the property would benefit from some modernisation, it provides substantial scope for development, with generous space throughout and significant potential to tailor it to a variety of commercial uses. Viewing is highly recommended to fully appreciate the scale and opportunity this property has to offer.

- ✓ 3 Bathrooms
- ✓ 3 W/Cs
- ✓ Commercial Property
- ✓ LR3368
- ✓ Ample Office Premises
- ✓ Situated Just Off The Bridge Front
- ✓ TRP 330
- ✓ Planning Permission for 4 Apartments - 2 x 2 Bedroom, 2 x 1 Bedroom

Accommodation

Ground floor

Entrance Hall

15' 0" x 12' 0" (4.57m x 3.66m)

Reception

23' 0" x 17' 0" (7.01m x 5.18m)

Office Room 10

12' 0" x 17' 0" (3.66m x 5.18m)

Office Room 7

14' 0" x 9' 0" (4.27m x 2.74m)

Office Room 8

14' 0" x 6' 0" (4.27m x 1.83m)

Kitchen

9' 0" x 13' 0" (2.74m x 3.96m)

W/C x2

5' 0" x 5' 0" (1.52m x 1.52m)

Office Room 9

6' 0" x 17' 0" (1.83m x 5.18m)

First Floor

Office Room 1

26' 0" x 15' 0" (7.92m x 4.57m)

Office Room 2

15' 0" x 13' 0" (4.57m x 3.96m)

Office Room 3

17' 0" x 15' 0" (5.18m x 4.57m)

Office Room 4

11' 0" x 13' 0" (3.35m x 3.96m)



Office Room 5

8' 0" x 13' 0" (2.44m x 3.96m)

Office Room 6

7' 0" x 13' 0" (2.13m x 3.96m)

1F W/C

5' 0" x 5' 0" (1.52m x 1.52m)

Services

Mains electricity, water and drainage.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

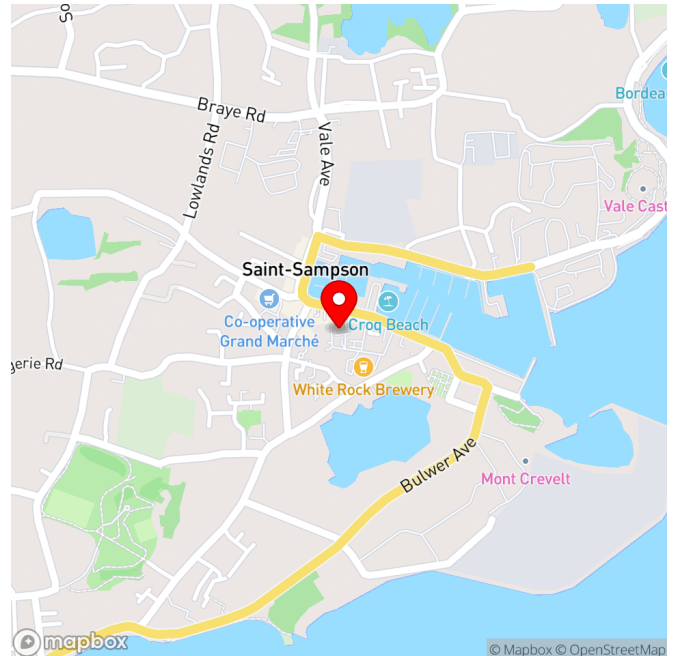
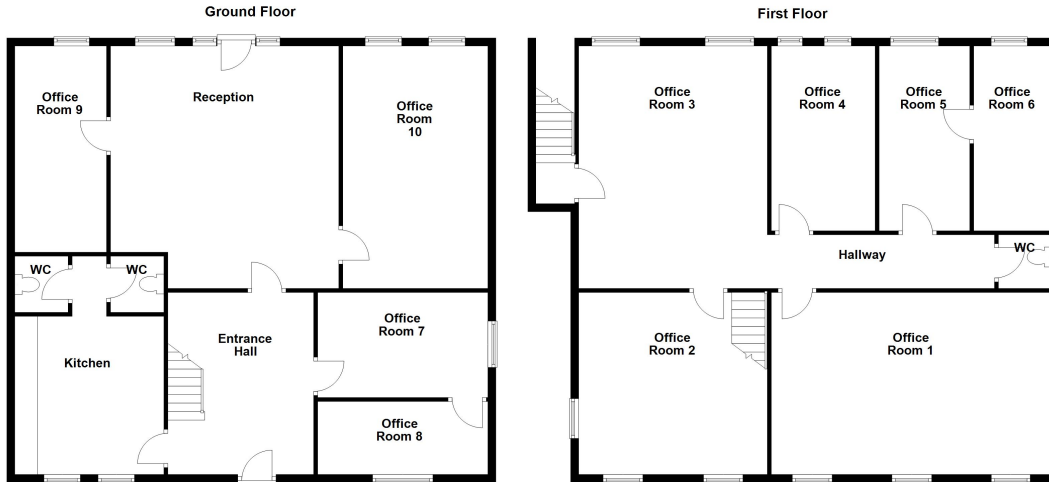
Strictly by appointment.

Please note

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