

# COMMERCIAL PROPERTY AGRICULTURAL WAREHOUSE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## AGRICULTURAL UNITS AVAILABLE TO LET FOR OCCUPATIONAL PURPOSES ELMWOOD FARM LE MONT CAMBRAI ST LAWRENCE



**UNIT 1 – 2,702 SQ.FT.**  
**UNIT 2 – 3,918 SQ.FT.**  
**TOTAL – 6,620 SQ.FT.**

**AGRICULTURAL USE ONLY**

# ELMWOOD LE MONT CAMBRAI ST LAWRENCE

## LOCATION

The units are located centrally within the Parish of St Lawrence.

More specifically, the units are located on the Western side of Mont Cambrai, just to the South of the junction with Mont Felard Hill.

We attach a location plan and site plan for reference purposes.

## DESCRIPTION

The warehouses are single storey with separate yards and entrance ways and are of a steel portal frame style construction, with roller vehicular entrance doors.

The unit provides basic warehousing accommodation with no WC facilities.

## ACCOMMODATION

The gross internal areas of each unit are as follows:

Unit 1	2,702 sq.ft.	(251 sq.m.)
Unit 2	<u>3,918</u> sq.ft.	(363 sq.m.)
<b>TOTAL</b>	<b>6,620 sq.ft.</b>	<b>(614 sq.m.)</b>

Each unit has the benefit of a private yard and entrance way.

We attach a floor plan for reference purposes.



# ELMWOOD LE MONT CAMBRAI ST LAWRENCE

## USE

The premises are currently restricted in use and only bona fide agricultural companies need apply.

## TENURE

The premises are available by way of a new 9 year fully repairing and insuring style lease, at a rental of £3 per sq.ft. subject to 3 yearly Jersey Cost of Living increases only.

## OCCUPATION

On completion of legal formalities.

## LEGAL COSTS

Each Party to bear their own legal costs.

## VIEWING

By contacting the vendor's agent:

**Alistair M Sarre BSc MRICS or Julian N Roffe FRICS MCI Arb**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

**Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

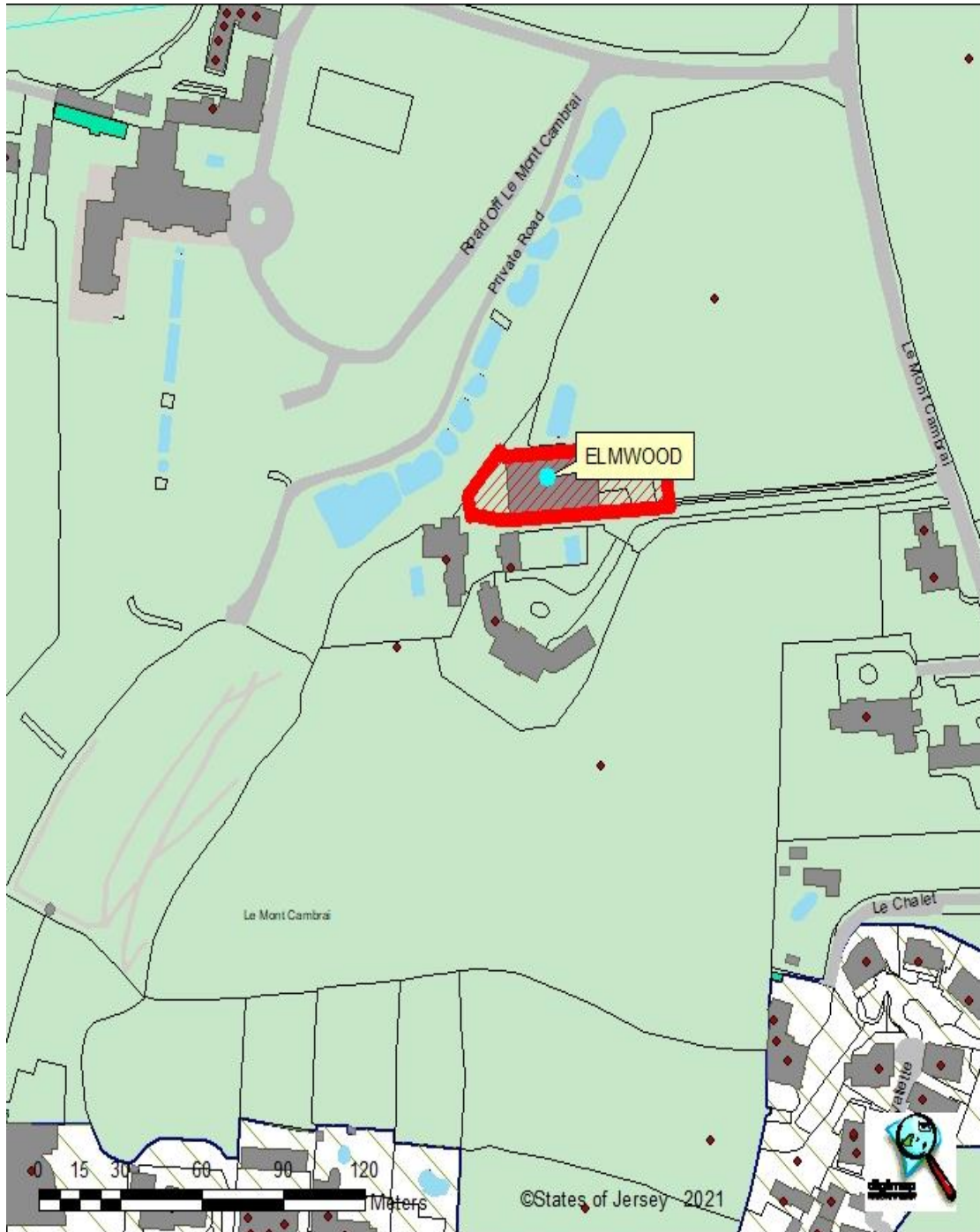
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



<p><b>NOTE:</b> This document is to be used for information only. It is not a contract. The client is responsible for ensuring that all relevant planning and building regulations are followed. The architect is not responsible for any errors or omissions in this document.</p>		<p>Site No: <b>DEV 000</b></p>
<p>Architect: <b>GODEL ARCHITECTS</b></p> <p>Address: <b>100 Elmwood, Elmwood, Devon, PL20 8JG</b></p> <p>Phone: <b>01392 821111</b></p> <p>Email: <b>info@godelarchitects.co.uk</b></p>	<p>Project Name: <b>Elmwood</b></p> <p>Client: <b>Elmwood</b></p> <p>Project No: <b>100</b></p> <p>Revision: <b>01</b></p>	<p>Planning Application</p> <p>25.10.2019</p>

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