

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME WAREHOUSE/ LIGHT INDUSTRIAL UNIT 11 L'AVENUE LE BAS RUE DES PRES TRADING ESTATE ST SAVIOUR



**OFFICES – 3,578 SQ.FT.
WAREHOUSE – 7,172 SQ.FT.**

TO LET



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



11 L'Avenue Le Bas Rue des Pres Trading Estate

LOCATION

The site is located to the East of St Helier Town Centre on Jersey's principal industrial estate, namely Rue des Pres Trading Estate.

More specifically, the site in question is situated on the Eastern side of L'Avenue Le Bas and is positioned centrally on the Estate itself.

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

DESCRIPTION

The premises consist of a two storey office building to the front, with a two storey purpose built warehouse building to the rear.

The offices have been recently refurbished to a good standard and benefit from the following general amenities:

- Various partitioned offices;
- Male and female WC facilities on each floor;
- Kitchenette facilities on each floor;
- Cat 5 wiring;
- Carpeted throughout;
- Double glazing;
- Central heating;
- Part comfort cooling/heating.

The warehouse premises to the rear benefit from the following:

- Vehicular access via roller door;
- High floor loading capacity;
- Lighting;
- 3 phase power supply;
- WC facility.

We attach floor plans for reference purposes.

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ACCOMMODATION

The approximate gross internal areas of the premises are as follows:

Offices

Ground Floor	1,789 sq.ft.
First Floor	1,789 sq.ft.
	3,578 sq.ft.

Warehouse

Ground Floor	3,845 sq.ft.
First Floor	3,328 sq.ft.
	7,172 sq.ft.

TOTAL **10,750 sq.ft.**

TENURE

The premises are held on a 9 year fully repairing and insuring lease, which commenced on 1 July 2021 and is due to expire on 30 June 2030 and is subject to 3 yearly rent reviews in line with Jersey Cost of Living at a passing rental of **only** £80,000 per annum.

The premises are available by way of assignment of the existing lease.

OCCUPATION

By negotiation and on completion of legal formalities.

LEGAL COSTS/COVENANT STRENGTH

Each Party to bear their own legal costs. In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

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VIEWING

By contacting the Lessee's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

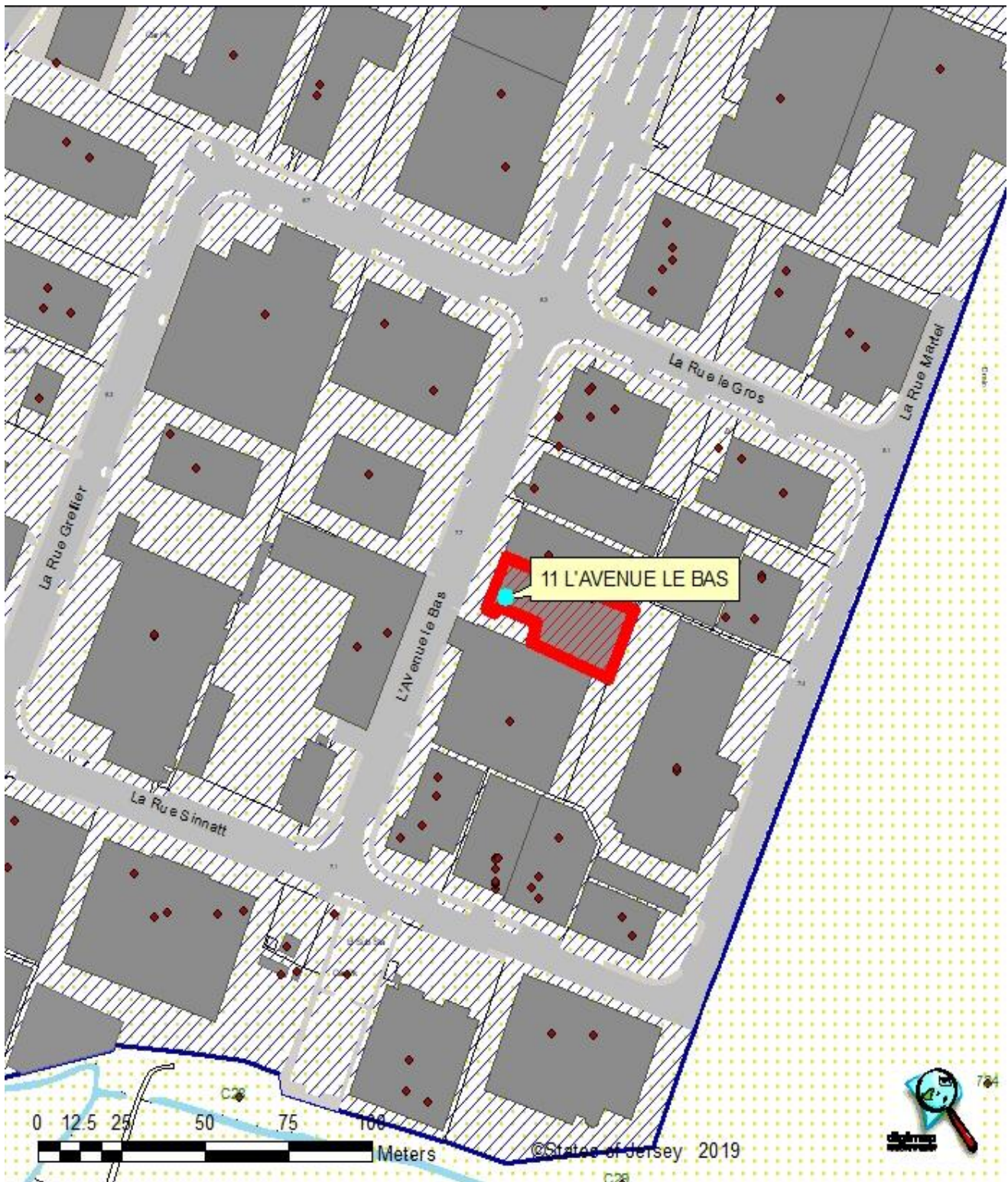
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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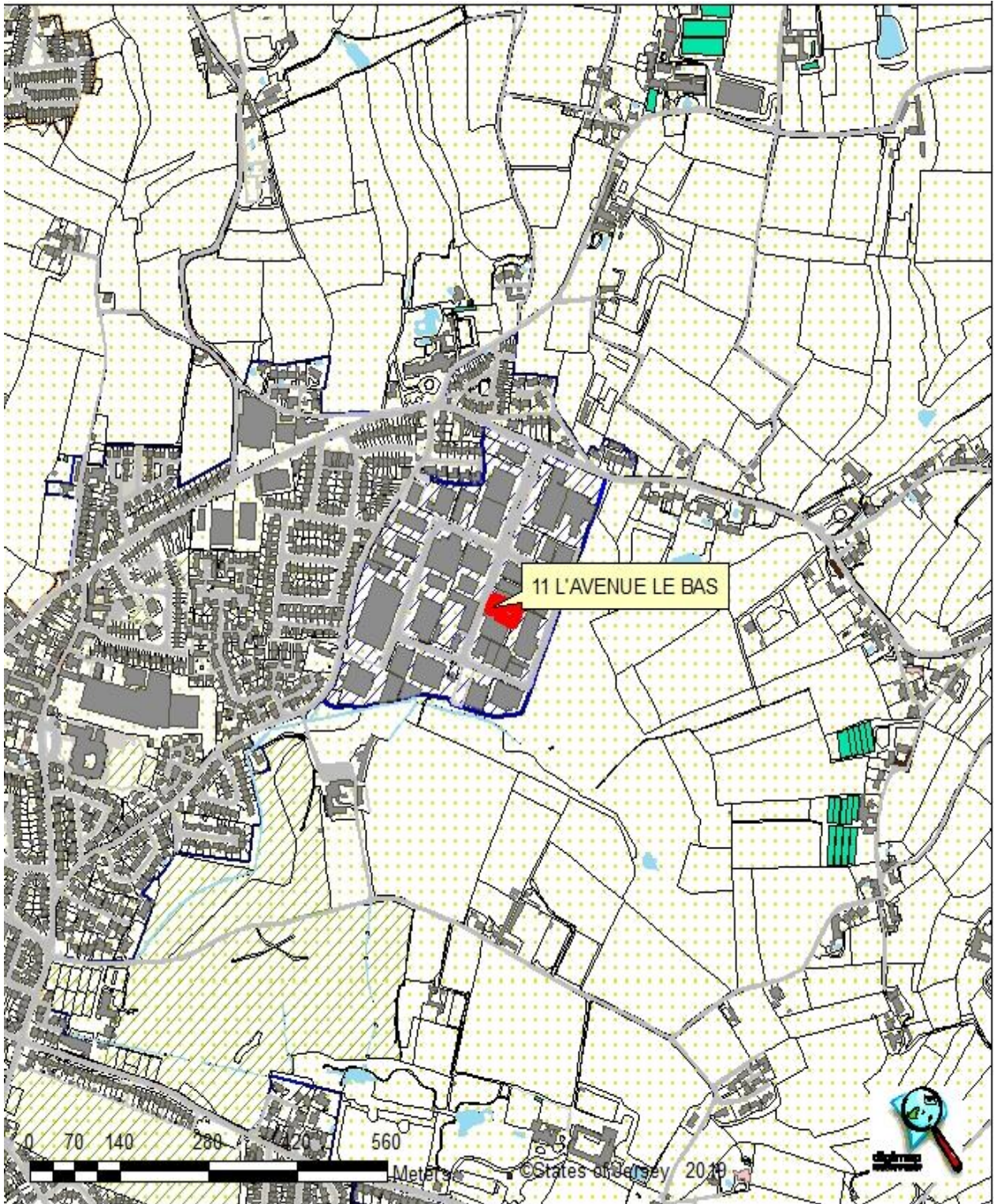


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