

# COMMERCIAL DRY STORAGE WAREHOUSE



Sarre & Company  
CHARTERED SURVEYORS

## COMMERCIAL WAREHOUSE RONDELS FARM COMPLEX RUE DE HAUT DE L'ORME TRINITY



**TO LET**  
**APPROXIMATELY 8,390 SQ.FT.**  
**+ AMPLE PARKING**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

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# RONDELS FARM COMPLEX RUE DE HAUT DE L'ORME

## LOCATION

The property is located immediately to the North of St Helier Town Centre.

More specifically, the premises are situated on the Western side of La Grande Route de St Jean, being a short drive down the recently widened access road, Rue de Haut de L'Orme.

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

## DESCRIPTION

The premises form part of the Rondels Farm Complex and benefit from the following amenities:

- Concrete screed floor
- 3 phase power supply
- 2 roller shutter doors
- High bay LED lighting
- Clear Span space
- Good eaves height

The warehouse itself is licensed for commercial dry storage.

There is ample parking servicing the warehouse.

We attach a floor plan for reference purposes.



# RONDELS FARM COMPLEX

## RUE DE HAUT DE L'ORME

### **ACCOMMODATION**

The approximate Gross Internal area is as follows:

Warehouse – 8,390 sq.ft.

### **TENURE**

The premises are available on a new 9 year internal repairing style lease with the tenant being responsible for a fair proportion of the building insurance and Foncier rates. The landlord will keep the building in a good state of external repair and wind/watertight. Rent reviews are 3 yearly in line with Jersey Cost of Living, however, capped at a maximum increase of 12.5%.

### **PRICE**

£10 per sq.ft.

### **LEGAL COSTS**

Each Party to bear their own legal costs.

### **COVENANT STRENGTH**

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

### **OCCUPATION**

Immediately on completion of legal formalities.

# RONDELS FARM COMPLEX RUE DE HAUT DE L'ORME

## VIEWING

By contacting the vendor's sole agent:

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

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

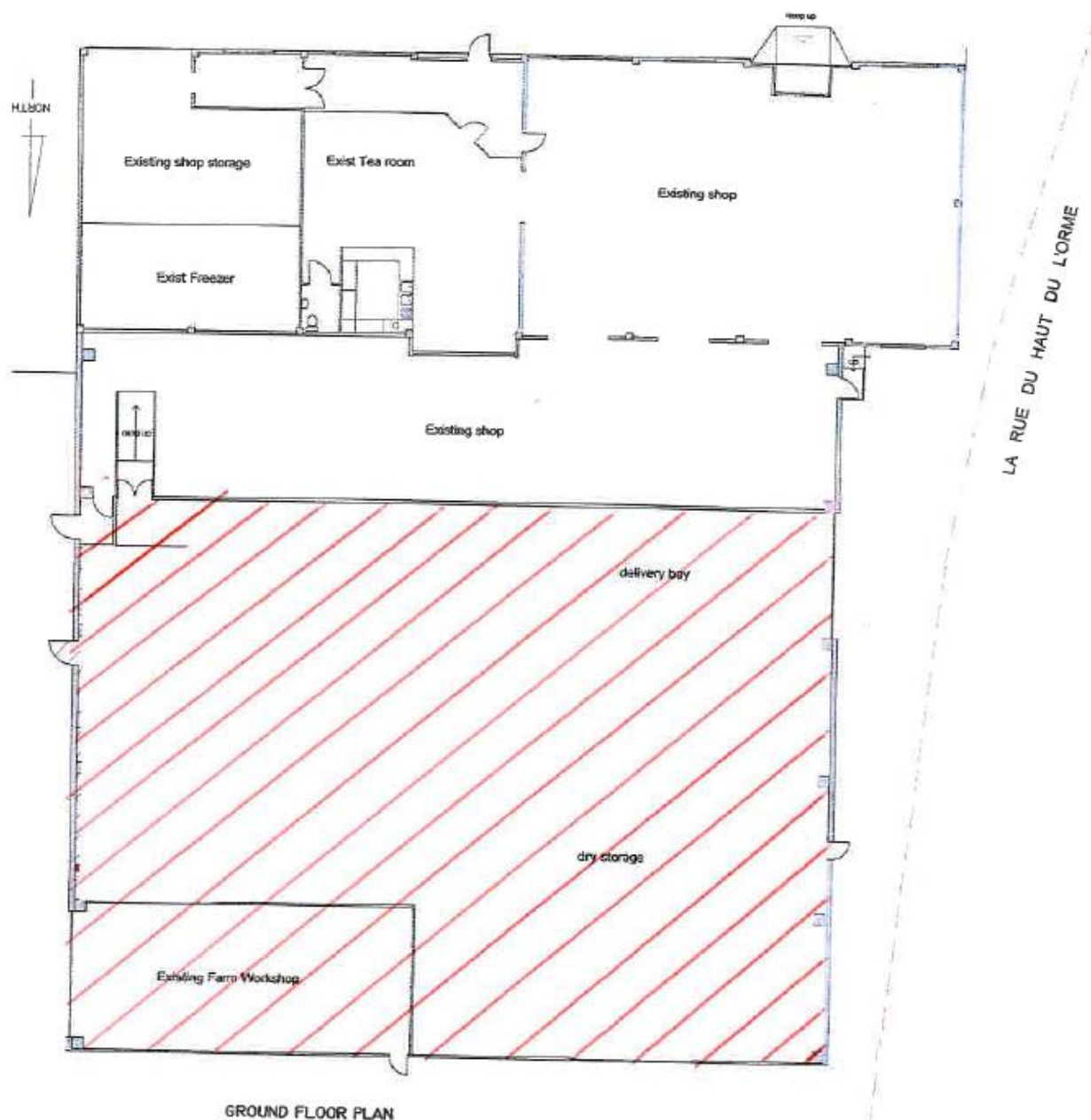
**Tel: 01534 888848**

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

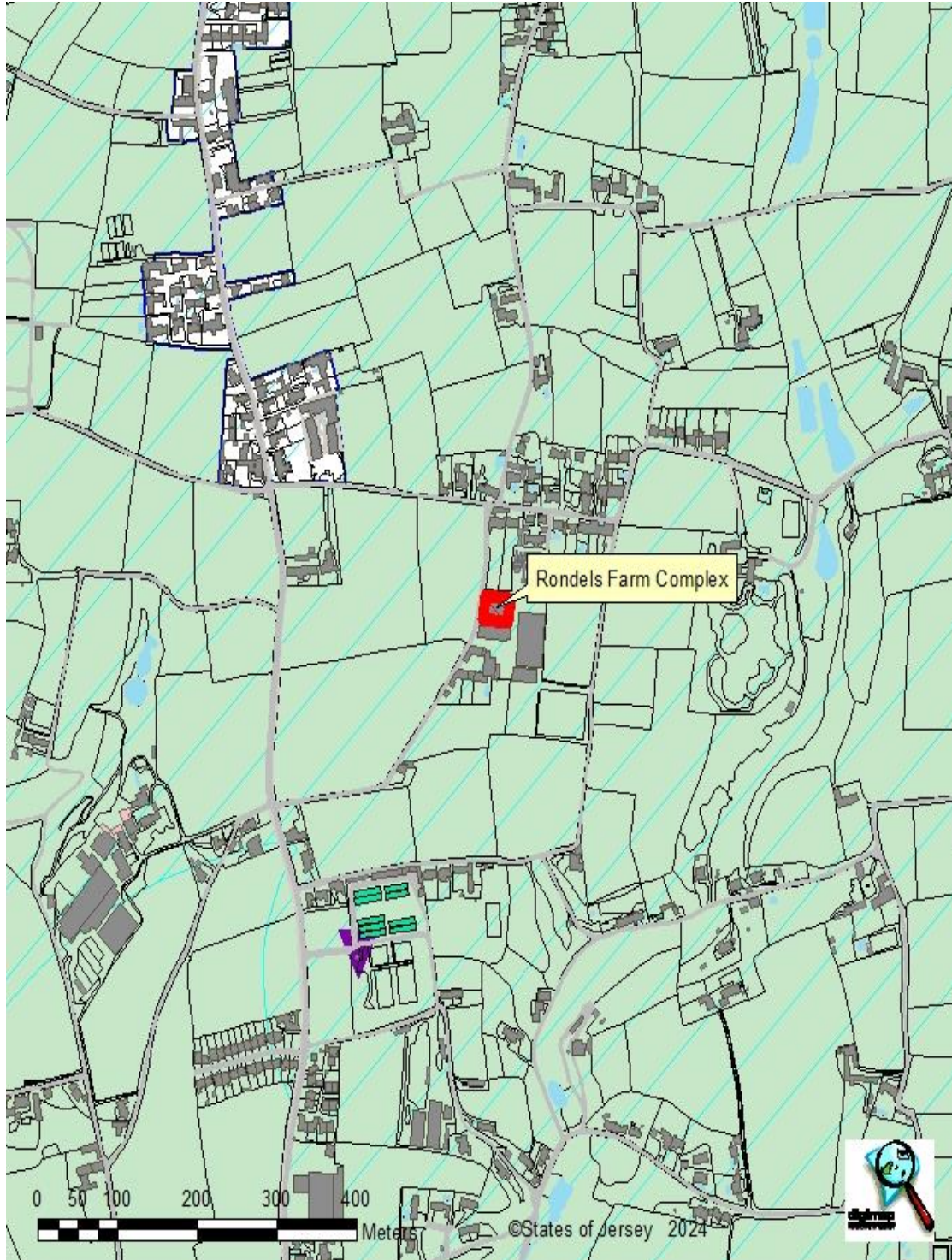
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

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