

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

COMMERCIAL WAREHOUSE LA GRANDE ROUTE DE ST CLEMENT ST. CLEMENT JERSEY



**5,600 SQ.FT.
+2 EXTERIOR PARKING PLACES**

TO LET



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

Tel: 01534 888848 Fax: 01534 888849

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LA GRANDE ROUTE DE ST CLEMENT ST. CLEMENT

LOCATION

The property is located on the Northern side of La Grande Route de St Clement.

DESCRIPTION

The premises consist of an efficient single storey, column free warehouse which is available as a whole and benefits from the following amenities:

- High floor loading;
- Good eaves height;
- 3 phase power supply;
- WC facility;
- Electrical roller shutter door.

The unit currently benefits from extensive racking, which can remain subject to negotiation, or the unit is available on a cleared-out basis.

ACCOMMODATION

Approximate Gross Internal Area is 5,600 sq.ft., plus the unit is available with 2 exterior parking spaces.



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USE

The premises have permission for Class E Warehousing of Commercial Dry Storage with the hours of use being between 7:00am - 6:00pm Monday to Saturday.

TENURE

The premises are available on an internal repairing style lease for a duration of up to 9 years, subject to 3 yearly Jersey Cost of Living rent reviews.

The tenant shall be responsible for a fair proportion of the building insurance, Occupier rates and Foncier rates, along with all electricity consumed on site.

The landlord will remain responsible for keeping the building in good structural order and wind and watertight, save as for damage caused by the tenant.

RENTAL

£9 per sq.ft.

OCCUPATION

On completion of legal formalities.

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.

LA GRANDE ROUTE DE ST CLEMENT ST. CLEMENT

VIEWING

By contacting the vendor's agent:

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

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Jersey
JE2 3QR**

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