

# COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PHASE 1, UNIT 6 WAREHOUSE, SPRINGSIDE INDUSTRIAL ESTATE TRINITY



**4,279 SQ.FT.  
(GROUND 2,342 SQ.FT. &  
MEZZANINE 1,937 SQ.FT)**

**TO LET**

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

Tel: 01534 888848 Fax: 01534 888849

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# UNIT 6

## SPRINGSIDE INDUSTRIAL ESTATE

### LOCATION

The Springside Commercial Warehouse and Light Industrial Estate is located in the parish of Trinity. More specifically the estate is situated off the South side of La Rue de la Monnaie.

We attach a location plan for reference purposes.

### DESCRIPTION

The building is of modern steel portal frame construction with reinforced concrete slab flooring and insulated metal cladding to the roofs and block-work walls above a height of two metres. The unit has an approximate ridge and eaves height of 8.3m (27'3") and 7.0m (23') respectively. The property also benefits from a demountable mezzanine floor.

The Springside Estate has an established storage and light industrial use. The subject property benefits from the following features:

- Designated car parking (2 spaces).
- 3 phase electricity supply
- Mains water and drainage
- Full height roller shutter loading doors with electric motor
- Existing mezzanine flooring (1,937 sq ft NIA)
- Air-conditioning unit
- Office & toilet facilities
- Fluorescent lighting

### ACCOMMODATION

The approximate total Gross Internal Area of the space is 4,279 sq.ft.

Ground Floor: 2,342 sq ft.  
Mezzanine Area: 1,937 sq ft.

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## TENURE

The property is being offered, subject to contract by way of new 9 year full repairing and insuring style lease (or longer by negotiation).

## ASKING RENTAL

£38,070.40 per annum plus rates, utilities and service charge.

## OCCUPATION

Available from Q1 2025

## 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.

## VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,  
Evie Wills BSc (Hons) or Reece Sarre**

**Sarre & Company  
16 Gloucester Street  
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

# UNIT 6

## SPRINGSIDE INDUSTRIAL ESTATE



### Digimap Address Locator



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