

# COMMERCIAL WAREHOUSE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## QUALITY WAREHOUSING LA RUE DE LA MAITRIERIE ST. MARTIN



**TO LET**  
**UNIT 1 – 14,373 SQ.FT.**  
**UNIT 4 – 6,836 SQ.FT.**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# LA RUE DE LA MAITRIERIE ST. MARTIN

## LOCATION

The property is located within a large commercial storage site, accessed via a concrete driveway off La Rue de la Maitrierie in the Parish of St Martin. The Jersey Farmers' Cricket Club and St. Martin's School are nearby. We attach a location plan for reference purposes.

## DESCRIPTION

The available warehousing benefits from the following amenities:

- Multiple skylights
- LED lighting
- Office space
- Skimmed concrete floor
- Electrical goods doors
- W/C and staff area
- Column free space
- Ample parking

The property also includes ample parking for both of the units.

## ACCOMMODATION

The Gross Internal areas of each unit are as follows:

Unit 1 – 14,373 sq.ft.

Unit 4 – 6,836 sq.ft.

## TENURE

The units are available separately on new 9 year fully repairing leases subject to a Schedule of Condition.

# LA RUE DE LA MAITRIERIE ST. MARTIN

## RENTAL

£10 per sq.ft

## OCCUPATION

Immediately upon 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.

## VIEWING

By contacting either of the vendor's joint sole agents:

**Alistair M Sarre BSc MRICS,  
Simon Gale LLB Hons AssocRICS  
Evie Wills BSc Or Reece Sarre**

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

**Tel: 01534 888848**

**Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)  
Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

**Jonathan Quérée MRICS  
Lucy Schooling MRICS**

**Quérée Property Consultants Ltd  
1<sup>st</sup> Floor Broad Street Chambers  
St. Helier  
Jersey, JE2 3RR**

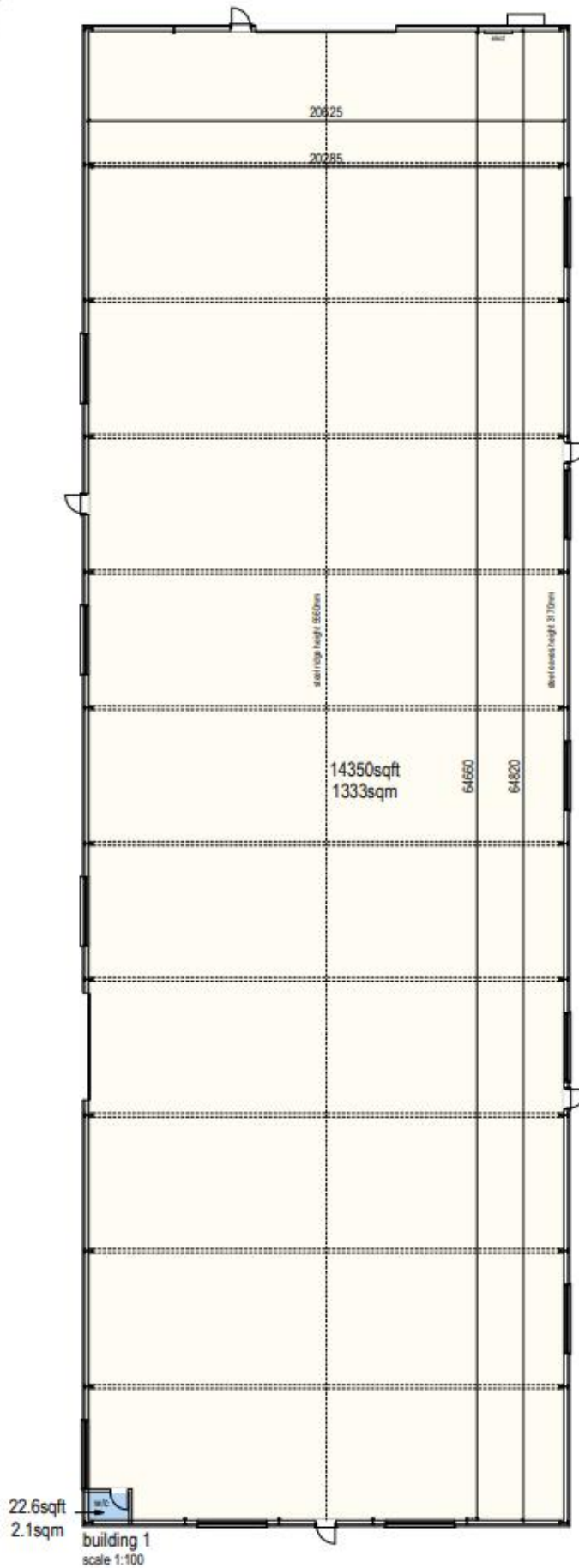
**Tel: 07797 840008**

**E-mail: [jonathan@queree.je](mailto:jonathan@queree.je)  
Website: [www.queree.je](http://www.queree.je)**

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



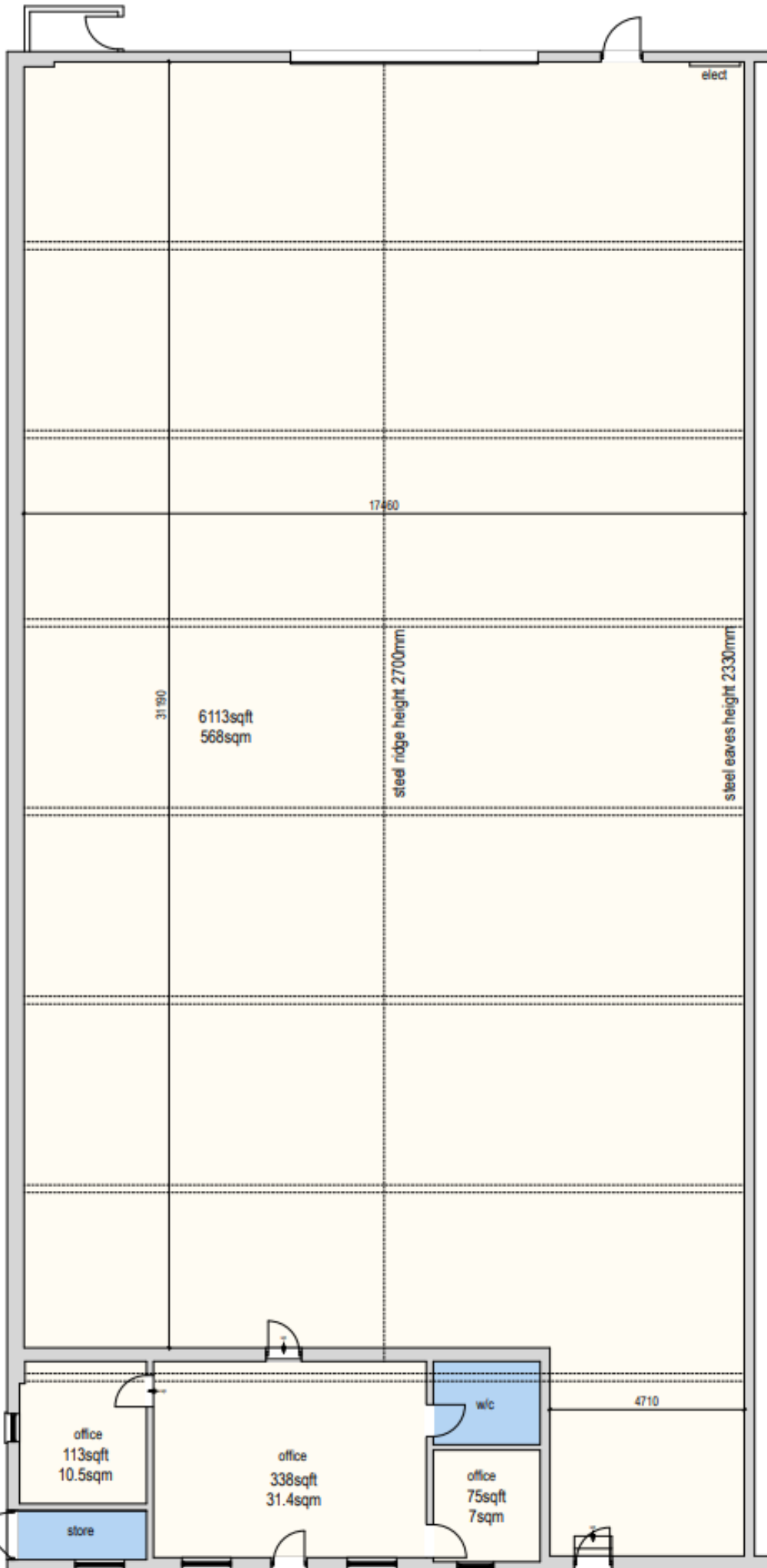
This drawing to be read in conjunction with all other drawings and documents issued for the general contract.  
Any discrepancies between any drawings and/or documents shall be notified to X10D Design Ltd prior to proceeding with the work.  
All dimensions to be checked on site, noted in figure dimensions only, do not create from drawings.  
All materials are to conform to current British Standards, unless written approval is given by X10D Design Ltd.  
The contractor is responsible for all setting out, temporary works, coordination of building operations and ensuring compliance with all statutory requirements.  
It is an absolute for the X10D Design Ltd prior to commencement of the work.



22.6sqft  
2.1sqm  
building 1  
scale 1:100

Scale 1:100	
No.	Description
Status:	<b>SURVEY</b>
Client:	JP & JP HOLDINGS LIMITED
Project:	COMMERCIAL STORAGE UNITS, St. Martin
Drawing:	BUILDING 1
Date - SEPT '23	Scale - 1:100 @ A1
<b>Dwg Ref:</b>	<b>2023-15_SV01</b>

**Note**  
 The drawing to be used in conjunction with all other drawings and documents issued for the general contract.  
 The dimensions between any drawings and/or documents shall be verified by X10D Design Ltd prior to construction work.  
 All dimensions to be checked on site, with no regard dimensions only, do not vary from drawings.  
 All materials and its position to current British Standards, unless written approval is given by X10D Design Ltd.  
 The contractor is responsible for all safety and temporary works, in addition of holding contractors and ensuring compliance with all statutory requirements.  
 If any doubt refer to the X10D Design Ltd prior to commencement of the work.

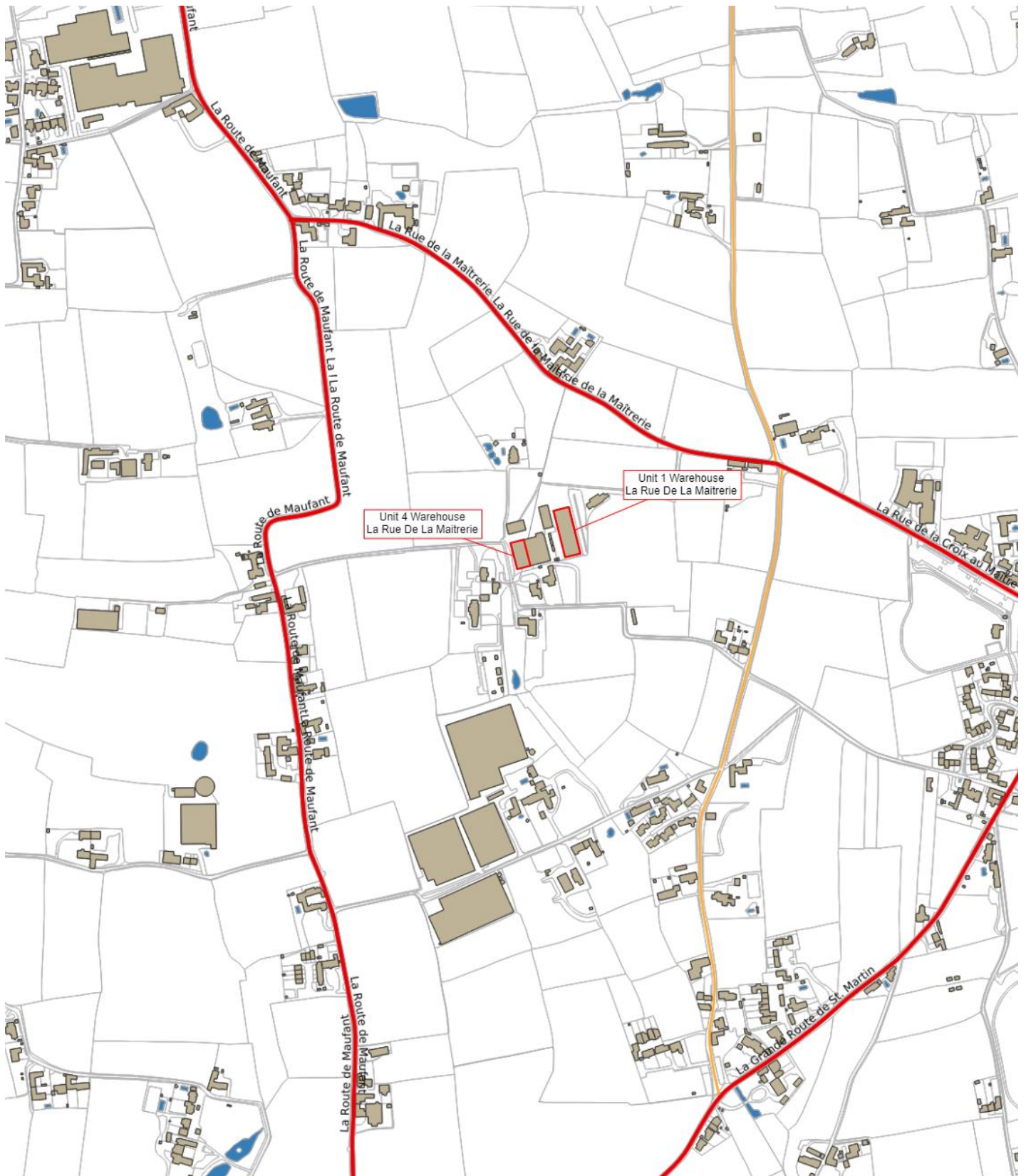


building 4  
 scale 1:50



Status:	<b>SURVEY</b>
Client:	JP & JP HOLDINGS LIMITED
Project:	COMMERCIAL STORAGE UNITS, St. Martin
Drawing:	BUILDING 4
Date - SEPT '23	Scale - 1:50 @ A1
Draw Ref:	<b>2023-15_0V04</b>

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