

# COMMERCIAL WAREHOUSE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## ATTIQUE HOUSE BUSINESS CENTRE LA ROUTE DES QUENNEVAIS ST BRELADE



**TO LET  
WITH VACANT POSSESSION  
7,760 SQ.FT.**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
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# ATTIQUE HOUSE ST BRELADE

## LOCATION

The building is located off La Route des Quennevais within a mixed-use area which includes residential and commercial/light industrial use.

Nearby occupiers include Falles Airport Garage, DB Welding Service and Falles Van Hire. The property is well positioned with good access close to the Island's airport

We attach a location plan for reference purposes.

## DESCRIPTION

The property is of c1970s origins and is of blockwork construction with reinforced concrete flooring, blockwork walls.

The offices are laid out in a mixture of cellular and open plan space over the ground and first floors and benefits from multiple office spaces, meeting room, canteen and the main showroom on the ground and first floor which is connected via a ramp.

The accommodation is refurbished to the following specification:

- Large boardroom
- Carpeted flooring
- Suspended ceilings with recessed lighting
- Perimeter electrical/data trunking
- Ample telephone and computer points
- Male & female facilities.

## ACCOMMODATION

We assess the approximate Gross Internal Areas to be as follows:

Lower Ground Floor	3,340 sq.ft.
Upper Ground Floor	4,420 sq.ft.
<b>Total</b>	<b>7,760 sq.ft.</b>

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## **USE**

The premises are versatile and would suit a variety of uses including vehicle repairs, vehicle showroom, dry storage, ancillary offices.

Other uses will be considered.

## **TENURE**

The premises are available on a new 9-year internal repairing and insuring style lease, subject to three yearly rent reviews in line with Jersey Cost of Living.

## **ASKING RENTAL**

£45,000 per annum.

## **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.

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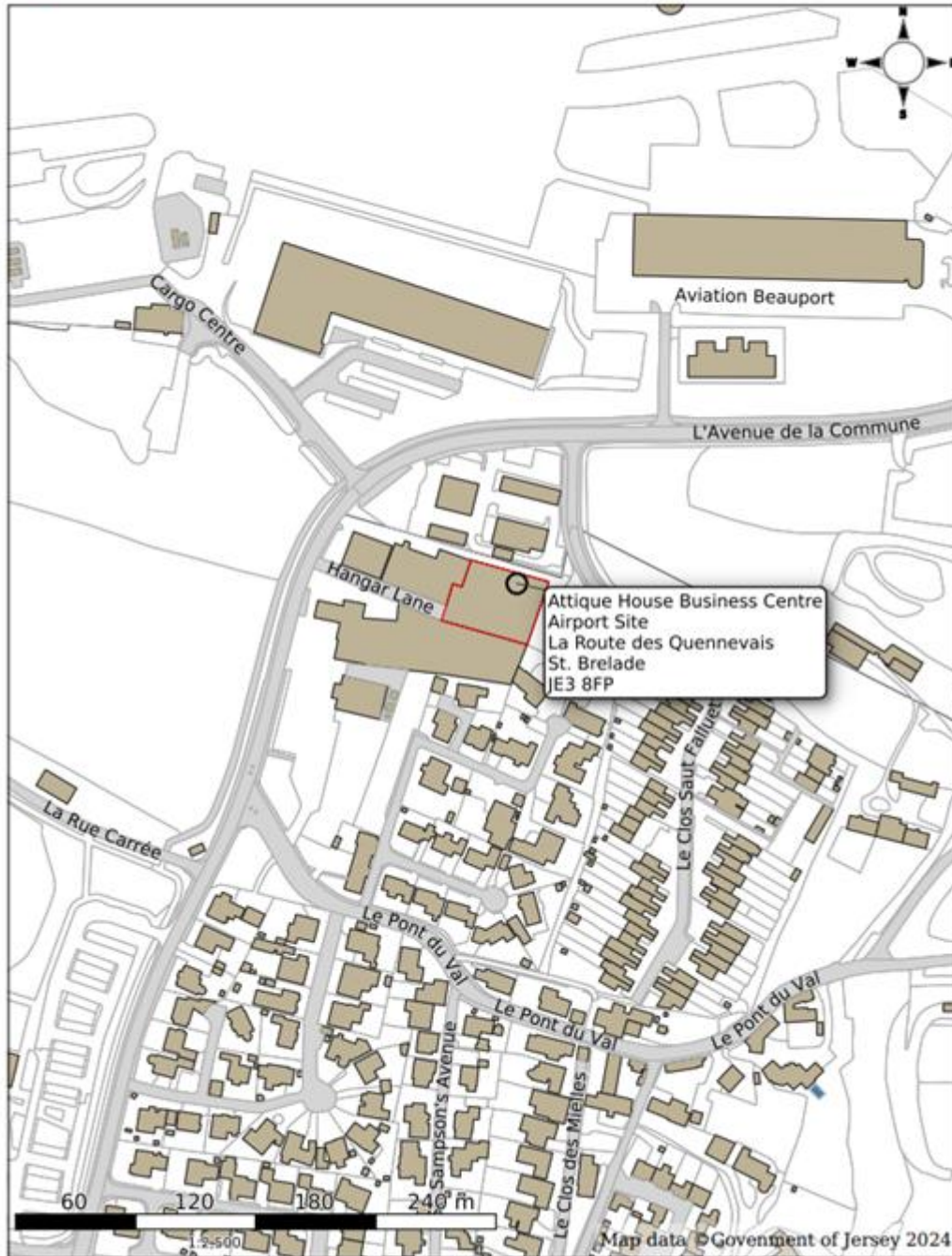
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

# ATTIQUE HOUSE ST BRELADE



## Digimap Address Locator



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