

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

WAREHOUSE WITH ANCILLARY OFFICES 20 COMMERCIAL BUILDINGS ST HELIER



OFFICES – 1,471 SQ.FT.

WAREHOUSING – 12,273 SQ.FT.

TO LET

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

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



20 COMMERCIAL BUILDINGS ST HELIER

LOCATION

The property is located in the popular commercial area of St Helier, fronting the inner town harbour and within close proximity to St Helier town centre, the main marine and La Collette.

More specifically, the premises are situated mid-way along Commercial Buildings. We attach a location plan and site plan for reference purposes.

DESCRIPTION

The property consists of a small retailing/ showroom to the front, with two floors of ancillary offices above, along with substantial warehousing at ground and first floor levels to the rear. There is vehicular access via a roller shutter door.

We attach floor plans of the ground floor in its entirety and the front building representing the offices, for reference purposes.

ACCOMMODATION

Offices (Net Internal)	Ground Floor	240 sq.ft.
	First Floor	613 sq.ft.
	Second Floor	618 sq.ft.

Total Offices 1,471 sq.ft.

Warehousing (Gross Internal)	Ground Floor	5,527 sq.ft.
	First/ Mezzanine	1,723 sq.ft.
	Second Floor	5,023 sq.ft.

Total Warehousing 12,273 sq.ft.

TENURE

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

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RENT

£130,000 per annum.

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS,
or Reece Sarre**

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

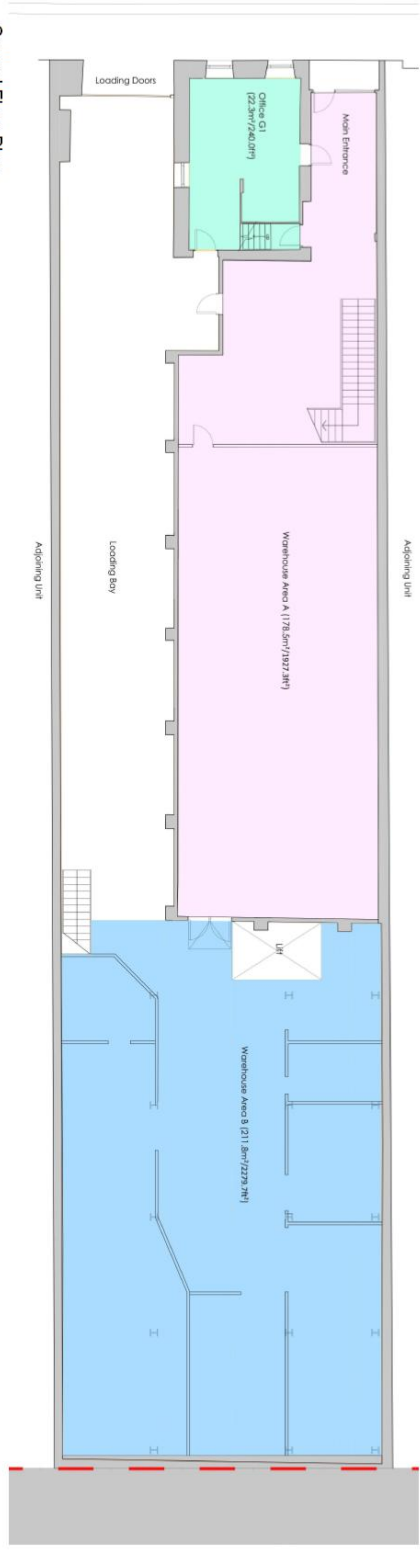
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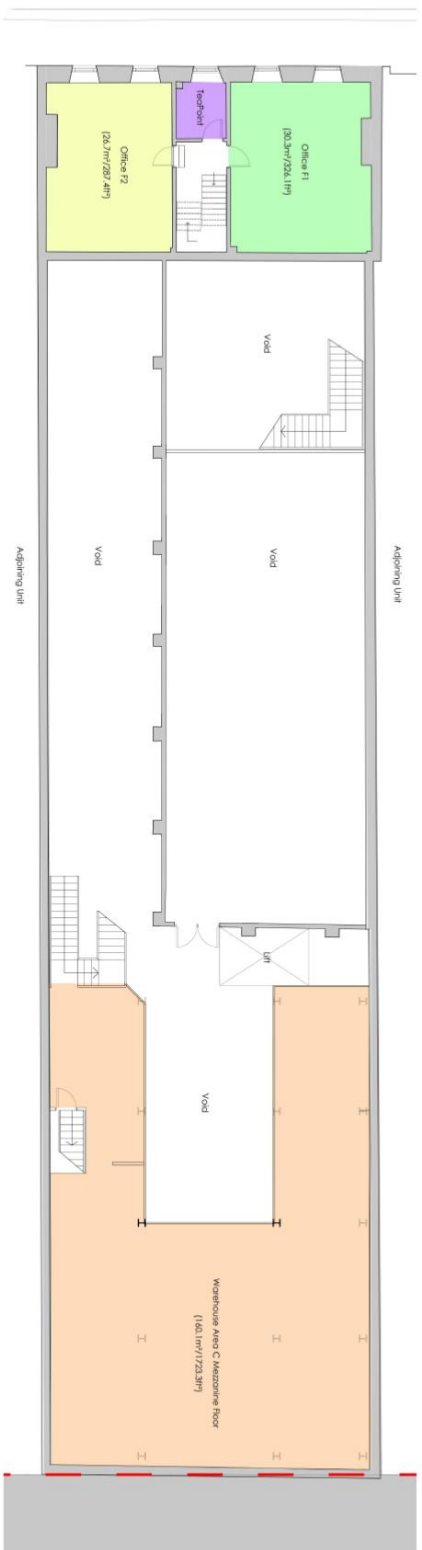
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

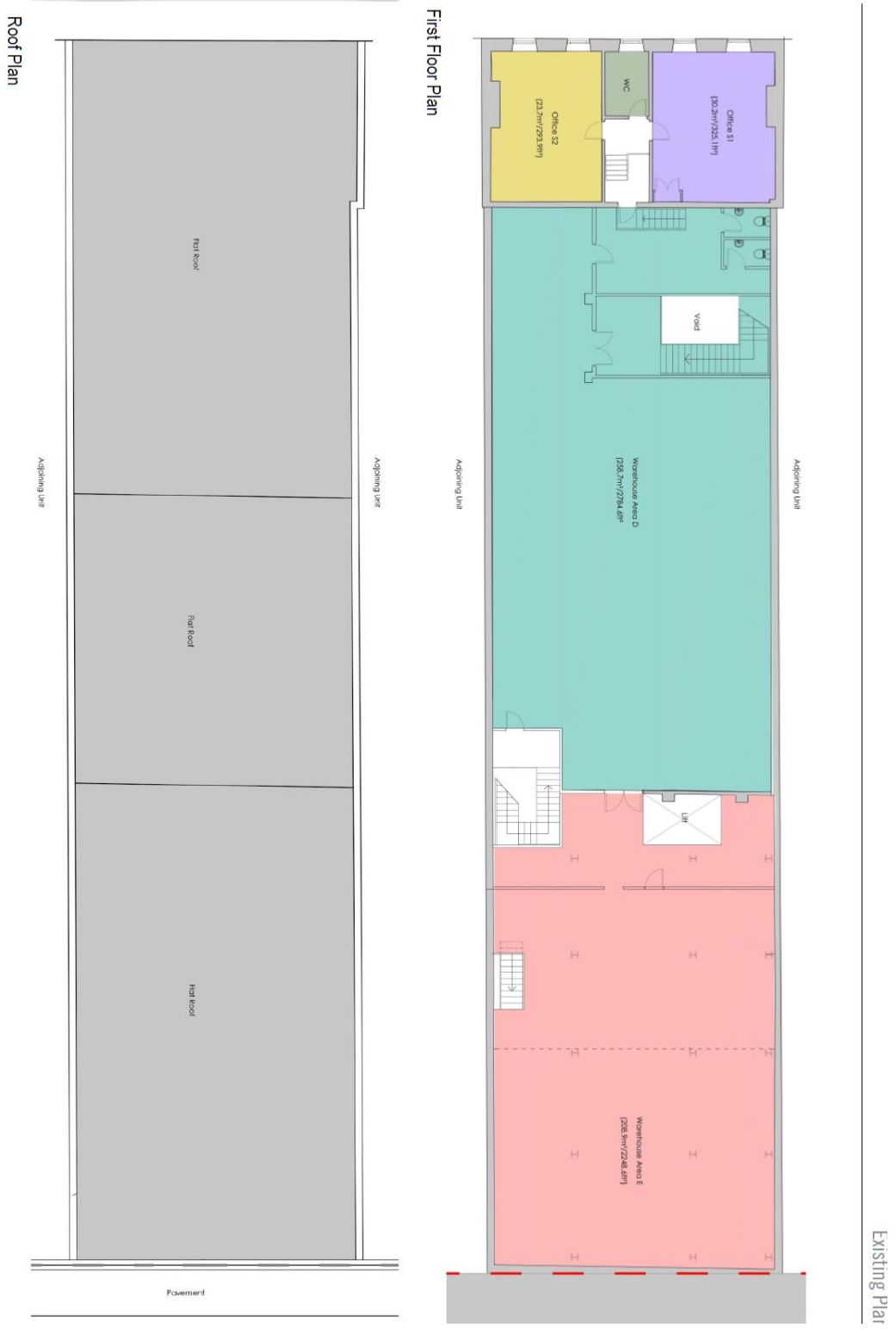


Ground Floor Plan

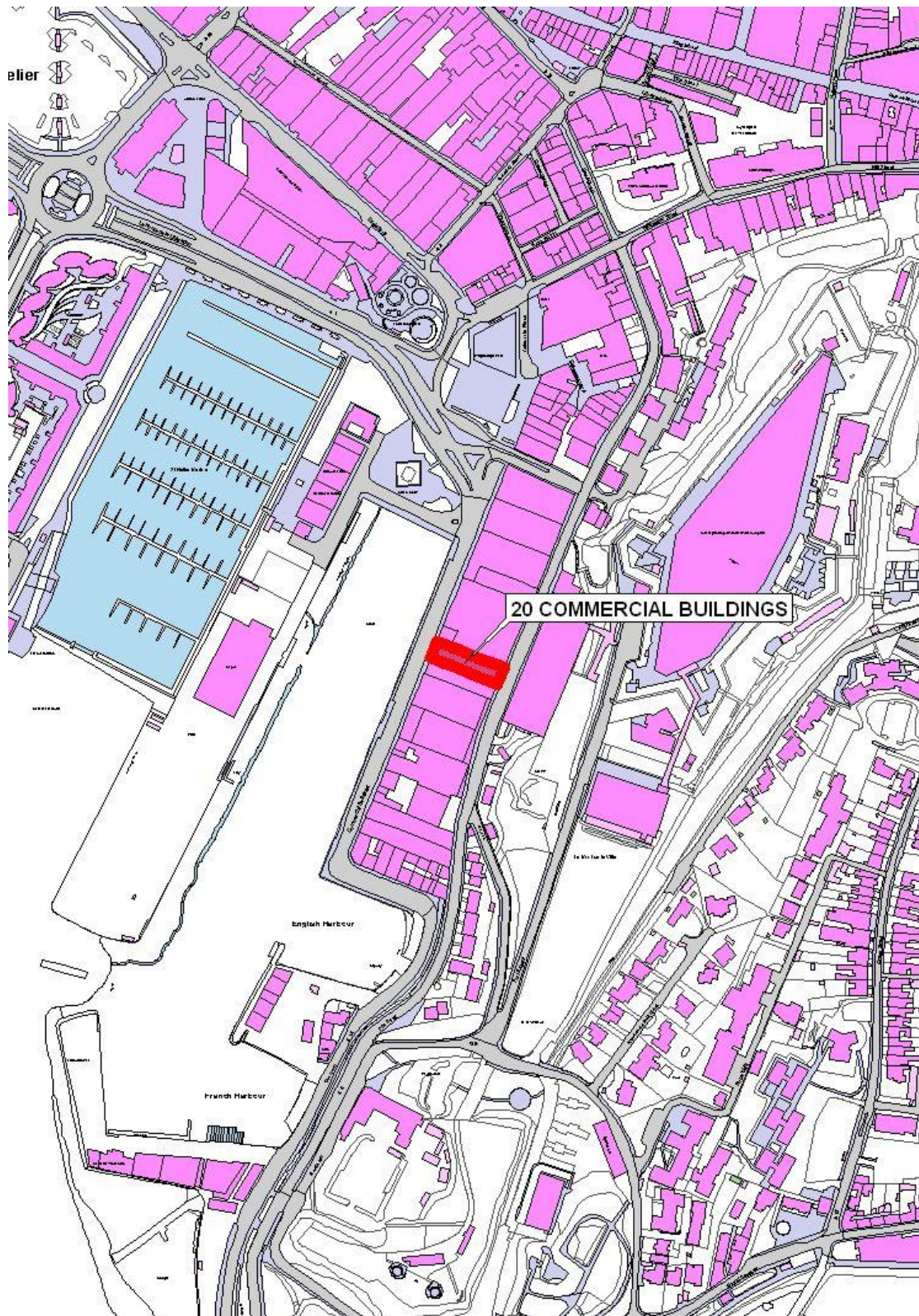


Mezzanine Floor Plan

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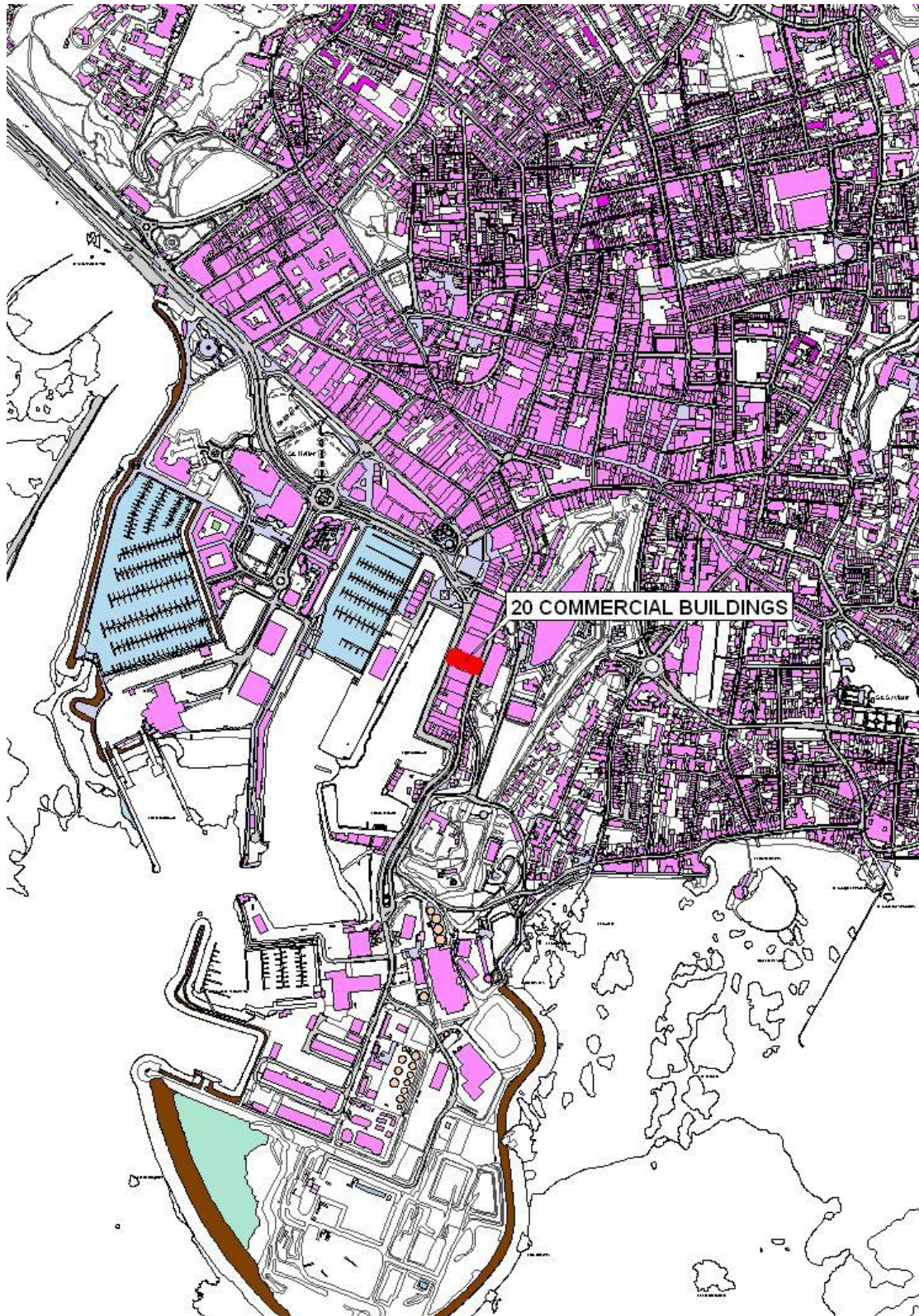


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