

PRIME LIGHT INDUSTRIAL/ WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**BAYS 3 AND 4
PLOT 2 L'AVENUE LE BAS
RUE DES PRES TRADING ESTATE
ST SAVIOUR**



**LIGHT INDUSTRIAL/ WAREHOUSE AND
OFFICES PLUS ANCILLARY STORAGE
29,517 SQ.FT.**

**PLUS 18,730 SQ.FT. YARD SPACE
AND PARKING**

FOR SALE



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

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



BAYS 3 AND 4 L'AVENUE LE BAS RUE DES PRES TRADING ESTATE

LOCATION

The property is situated centrally on the Island's leading industrial and warehousing estate, just to the East of St. Helier, in the Parish of St. Saviour.

More specifically, the property is located in a prominent position close to the main entrance of the Estate itself. The property can be accessed direct from two entrances off L'Avenue le Bas.

We attach a site plan and location plan for reference purposes.

DESCRIPTION

The property comprises two large bays of purpose built, light industrial/warehouse units with ancillary offices, within a steel frame and blockwork construction with a mix of glazing and corrugated metal sheets to the external elevations, under a corrugated metal sheet pitched roof, with various fitted solar panels.

The buildings were completely refurbished in 2017 and generally benefit from the following amenities:

Bay 3

Mainly open plan light industrial space with basic offices, currently trading as a vehicular repair centre to the front benefitting from the following amenities:

- 3 phase power supply
- Concrete floor (high floor loading capacity)
- A roller shutter access door
- Good eaves height
- Column free space
- Numerous male and female WC facilities
- Basic offices to front

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Bay 4

Storage, training rooms and offices over ground and mezzanine floors currently occupied by a facilities management company benefitting from the following amenities:

- 3 phase power supply
- Concrete ground floor (high floor loading capacity)
- 2 roller shutter access doors
- Part A/C part Electric heating
- Carpet/vinyl floor coverings
- Several private offices and boardrooms
- Customer and staff facilities
- Ground floor reception areas
- Generally in good condition

ACCOMMODATION

The approximate Gross Internal Areas of each bay are as follows:

Entity	Bay 3 (SQ.FT.)	Bay 4 (SQ.FT.)
Ground Floor	9,298	9,074
First Floor	2,434	8,711
Total	11,732	17,785

Total Gross Internal Area = 29,517 sq.ft.

We attach a detailed breakdown of each bay and use.

PARKING

Currently the site benefits from 50+ car spaces along with ample access and circulation space.

USE

Being on Jersey's premier industrial estate, the premises are suitable for virtually any form of light industrial use, subject to planning. Currently however, the premises are being used for vehicular servicing, offices and storage.

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TENURE

The premises are available for sale Freehold.

The current leases both draw to a conclusion in July 2027 and thus the premises are potentially available with vacant possession from July 2027.

The passing rental in total under the two current fully repairing and insuring leases is £283,200 per annum, which is deemed to be conservative in today's market.

ASKING PRICE

On application.

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**

**Tel: 01534 888848
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**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

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

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(internal measurements per MAC drawings April 2026)

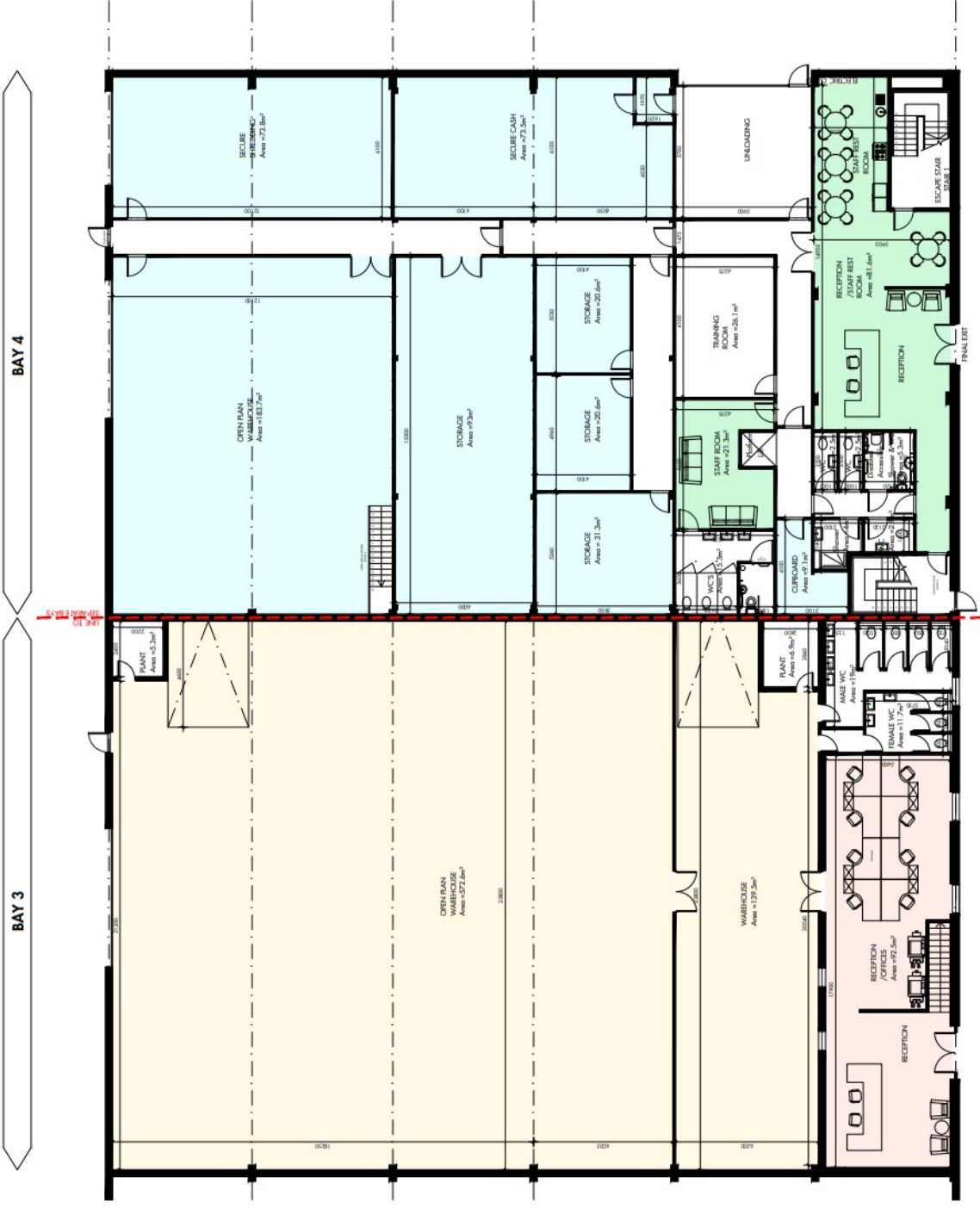
Floor	Area	Sq.M	Sq.Ft.	Floor	Area	Sq.M	Sq.Ft.
Ground	Open plan warehouse	183.7	1977	First	Mezzanine Store	281.3	3028
Ground	Secure shredding	73.8	794	First	Office	13	140
Ground	Storage	98	1001	First	Meeting Room	13	140
Ground	Secure cash	73.5	791	First	Boardroom	16	172
Ground	Storage	31.3	337	First	Meeting Room	13	140
Ground	Storage	20.6	222	First	Office	12	125
Ground	Storage	20.6	222	First	Open Plan Office Space	91.6	986
Ground	WCs	15.3	165	First	Open Plan Office Space	76.4	822
Ground	Staff Room	21.3	229	First	Storage	3.8	41
Ground	Training Room	26.1	281	First	Escape Stair 1		
Ground	Cupboard	9.1	98	First	Escape Stair 2		
Ground	Unloading	33.6	362			519.7	5594

Floor	Area	SqM	Sq.Ft.
Ground	Open plan warehouse	572.6	6163
Ground	Warehouse	139.5	1502
Ground	Plant	6.9	74
Ground	Reception / offices	92.5	996
Ground	Female WC	11.7	126
Ground	Male WC	19	205
		842.2	9065
		SqM	Sq.Ft.
First		89.5	963
		89.5	963

	Summary	SqM	Sq.Ft.
	Bay 3	1220.4	13137
	Bay 4	931.7	10028
	Total		23165

ROW	GROUND FLOOR	REST FLOOR	OFFICES	STORAGE
BAY 3	863.8	95	182	712.16
BAY 4	843	559.2	337	786.9

FLOOR	OFFICES	STORAGE
BAY 3		
BAY 4		



Note:
Figured dimensions only are to be taken from the drawings. All dimensions are to be taken from the face of the wall unless otherwise specified.
This drawing is not to be used for construction purposes without the written consent of the architect.
This drawing is not to be used for construction purposes without the written consent of the architect.
This drawing has been drawn in accordance with all relevant Building Regulations and all other relevant legislation.
This drawing is not to be used for construction purposes without the written consent of the architect.
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Revision	Date	Description
A	23.04.26	Areas updated.

Client
Complete Facilities
Project Address
Boys 3 & 4 L'Avenue Le bas
Rue des Pres La Rue Le Gros
St. Saviour
Jersey

MAC
ARCHITECTURE FOR YOU
22 Hill Street, St. Helier, Jersey JE2 4UA
www.mac.je / admin@mac.je / 736912

Project	Boys 3 & 4 L'Avenue Le bas
Drawing Title	Ground floor Plans
Scale	1:1000A1
Date	APRIL 2026
Drawn by	MARKETING
Check	568 - 100
Rev	A

[COLOR]	OFFICES	STORAGE
BAY 3		
BAY 4		



Note
Figure checked
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Project: **Bays 3 & 4 L'Avenue Le bas**
Drawing Title: **First Floor Plans**

Due Le bas

Date:	APRIL 2026
Drawing No:	568 - 10



digimap

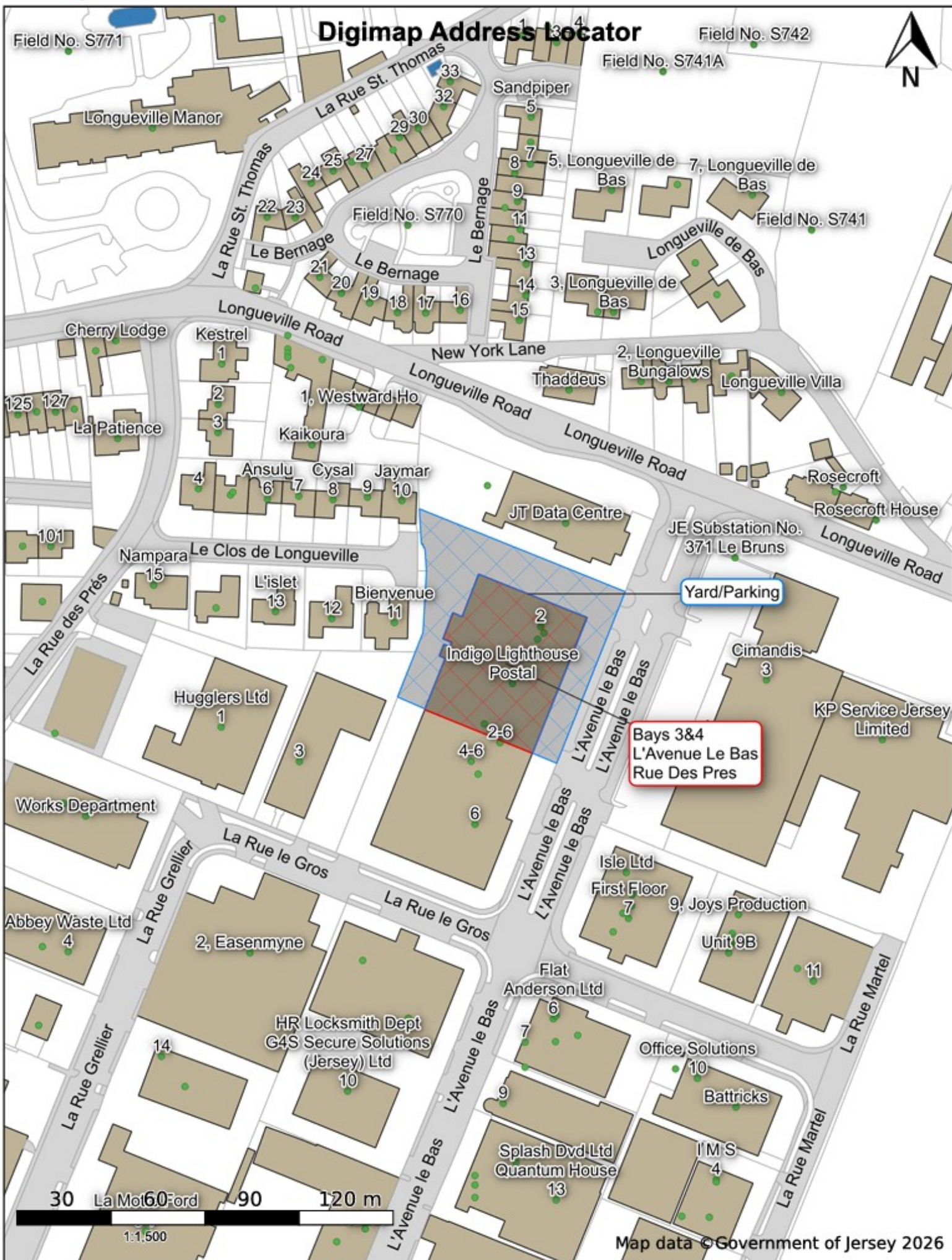
DIGITAL MAPPING SYSTEMS

Digimap Address Locator

Field No. S771

Field No. S742

Field No. S741A



Bays 3&4
L'Avenue Le Bas
Rue Des Pres



Digimap Address Locator

