

AGRICULTURAL WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SUBSTANTIAL WAREHOUSE MONT AU PRETRE LA ROUTE DE LA TRINITE ST HELIER



TO LET
APPROXIMATELY 17,291 SQ.FT.
+ AMPLE PARKING AND
YARD SPACE

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



MONT AU PRETRE ST HELIER

LOCATION

The building is located on the West side of La Route De La Trinite close to the junction with Le Rue De Mon Sejour and just to the North of Jersey Albert Bartlett & Sons. We attach a location plan for reference purposes.

DESCRIPTION

The building is a modern warehouse which benefits from the following general amenities:

- Power floated concrete screed floor
- High bay lighting
- 3 phase power supply
- 4 roller shutter doors
- Clear span space
- Excellent eaves height
- 24/7 access
- Ample parking and yard space

USE

The warehouse itself is currently licensed for agricultural use.

ACCOMMODATION

The approximate Gross Internal Area is 17,291 sq.ft.

TENURE

The premises are available on a new 9 year internal repairing style lease with the tenant being responsible for a fair proportion of the building insurance and all Parochial rates. The landlord will keep the building in a good state of external repair and wind/watertight. Rent reviews are 3 yearly in line with Jersey Cost of Living.

MONT AU PRETRE ST HELIER

ASKING RENTAL

£4.50 per sq.ft.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the Lessor. The Lessee will be required to produce the usual Due Diligence information.

OCCUPATION

Mid-2026.

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**

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

MONT-AU-PRETRE ST HELIER



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