

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

UNIT 19, PHASE 2 SPRINGSIDE INDUSTRIAL ESTATE TRINITY



3,325 SQ.FT.

TO LET



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



UNIT 19

SPRINGSIDE INDUSTRIAL ESTATE

LOCATION

The Springside Commercial Warehouse and Light Industrial Estate is located in the Parish of Trinity. More specifically the Estate is situated off the South side of La Rue de la Monnaie.

We attach a location plan for reference purposes.

DESCRIPTION

The building is of modern steel portal frame construction with concrete slab flooring, block-work walls to the height of two metres and the insulated metal cladding to the roof. The unit benefits from the following general specification:

- Full height roller shutter doors and loading bays
- 3 phase electricity supply
- Mains water and drainage
- P30 access 24/7
- Designated external parking
- Lighting
- WC facilities

ACCOMMODATION

The approximate total Gross Internal Area of the space is 3,325 sq.ft.

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USE

The permitted consent for this site is warehousing/storage and light industrial uses. The following activities are **not** allowed:

- Vehicle repair or restoration
- Outside vehicle storage apart from operational vehicles for authorised uses
- Builder's yards or builder's merchants
- Retail or wholesale uses
- Plant hire
- Food distribution
- Removal firms

TENURE

The premises are available by way of an assignment of the existing lease, which expires on 21 July 2032, or alternatively by way of a sublease. The existing lease is on a full repairing and insuring (IRI) basis, with a pro-rated service charge. The rent is subject to three-yearly reviews to open market value, and the lease includes a tenant break option on 21 July 2028, subject to six months' prior written notice.

ASKING RENTAL

£38,237.50 per annum plus rates, utilities and service charge.

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.

UNIT 19 SPRINGSIDE INDUSTRIAL

VIEWING

By contacting the vendor's sole agent:

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

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

Tel: 01534 888848

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

UNIT 19 SPRINGSIDE INDUSTRIAL ESTATE



Digimap Address Locator

