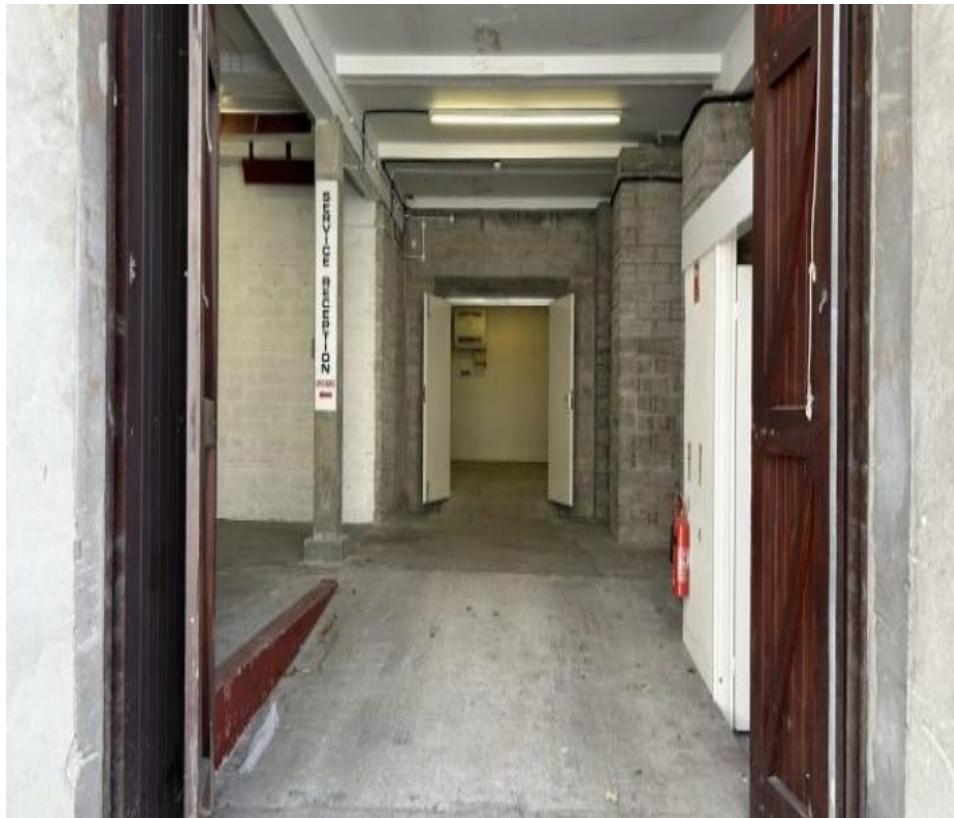


COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

COMMERCIAL WAREHOUSE UNIT 4 LE BRETON LANE ST HELIER



3,916 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 4

LE BRETON LANE

LOCATION

Unit 4 is located on Le Breton Lane on the Eastern fringe of St Helier Town Centre, close to St James Centre and Jersey Heritage Archive. The location provides easy access to the Eastern parishes and beyond. We attach a location plan for reference purposes.

DESCRIPTION

Unit 4 is accessed directly off Le Breton Lane via a large goods door and is presented in excellent move-in condition.

The ground floor is largely open-plan, with a rear section currently fitted with roller-filing units (these can be removed). There is also a WC and wash hand basin. The first floor provides another large store and a separate partitioned office. The space is well lit with fluorescent lighting and serviced with multiple floor mounted power points.

The unit has been well maintained by the owner and the previous tenant and was fully re-roofed in 2012. The unit benefits from a 3 phase power supply and fire alarm system. The goods lift between the ground and first floor is currently de-commissioned, but potentially could be re-commissioned by the in-going tenant.

External parking can be provided nearby subject to negotiation.

ACCOMMODATION

The property provides the following Gross Internal Areas:

Ground Floor	1,941 sq.ft. (180 sq.m.)
First Floor	<u>1,975</u> sq.ft. (<u>183</u> sq.m.)
Total	3,916 sq.ft. (363 sq.m.)

USE

The unit benefits from a storage/light industrial usage. Preference will be given to storage or light-touch industrial operators.

UNIT 4

LE BRETON LANE

TENURE

Unit 4 is immediately available to lease on a new 9 year internal repairing and insuring lease with 3 yearly rent reviews in line with Jersey Cost of Living.

RENTAL

£34,265 per annum. (£8.75 psf)

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.

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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**E-mail: property@sarreandcompany.co.uk
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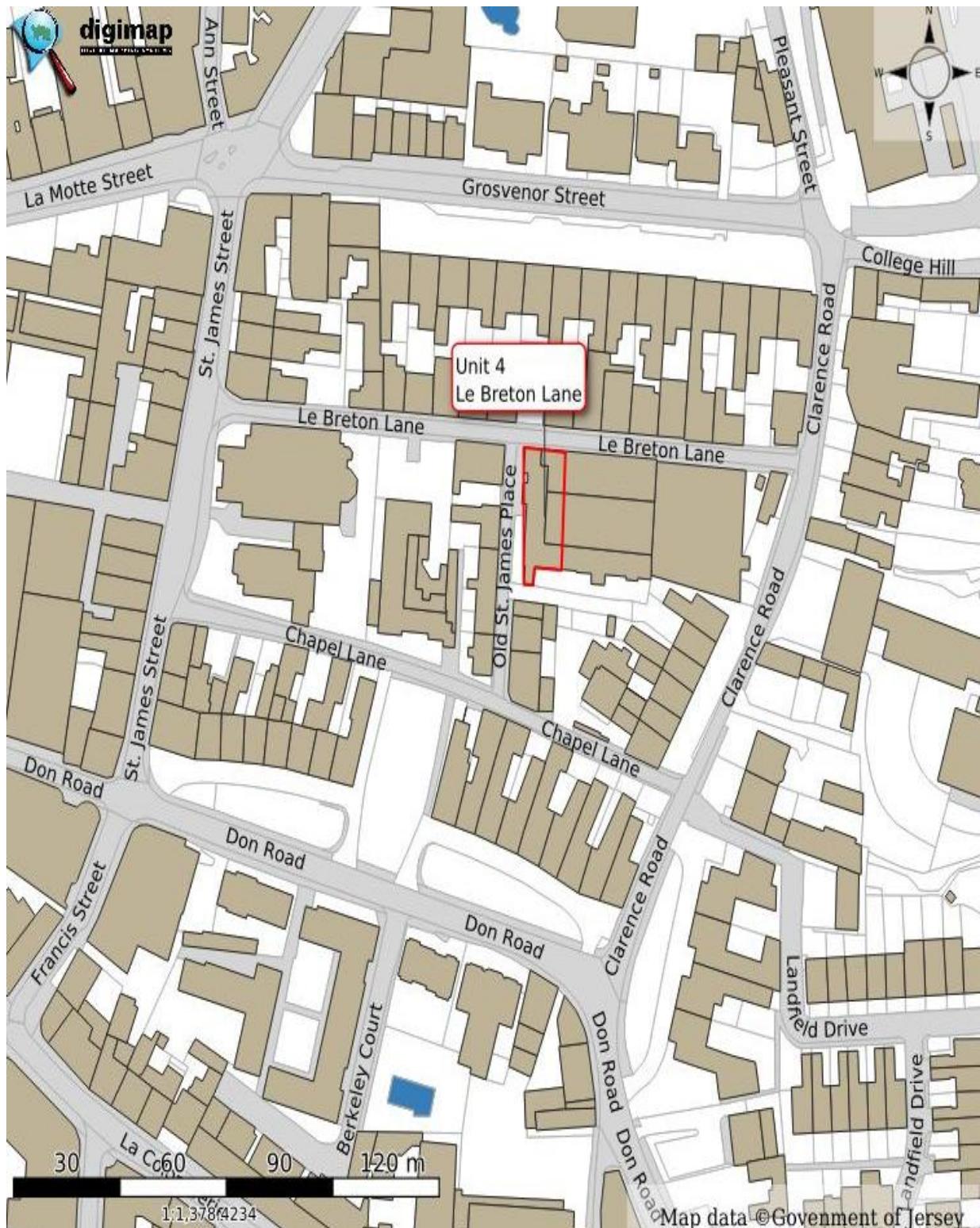
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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