

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

COMMERCIAL WAREHOUSE UNIT 1 LE BRETON LANE ST HELIER



**6,695 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 1

LE BRETON LANE

LOCATION

Unit 1 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 St Saviour's Road, the ring road and beyond.

We attach a site plan for reference purposes.

DESCRIPTION

Unit 1 is accessed directly off Le Breton Lane via a large goods door which is suitable for P30 access. The ground floor unit, which is in move-in condition, has an open plan column free layout making it a highly versatile space. With an eaves height of 5.47 metres and ridge height of 8.20 metres, the installation of a mezzanine space would be possible. The accommodation benefits from the following general specification:

- Well-lit with HID lighting;
- Ventilation/fan system;
- 3 phase power supply with multiple sockets;
- Male and female WC facilities;
- Fire alarm system.

External parking is available at an additional charge.

ACCOMMODATION

The approximate Gross Internal Area of the ground floor is 6,695 sq.ft.

USE

While the unit benefits from a storage/light industrial usage, preference will be given to storage or light-touch industrial operators.

UNIT 1 LE BRETON LANE

TENURE

The unit is available on a new 9-year internal repairing and insuring lease with 3 yearly rent reviews in line with Jersey Cost of Living.

RENTAL

Ground Floor £85,000 per annum.
Parking A small yard area is available at an additional charge.

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
Reece Sarre or Evie Wills BSc (Hons)**

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

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