



# JERSEY EVENING POST SITE

SALE OF THE FREEHOLD INTEREST

FIVE OAKS  
ST. SAVIOUR  
JERSEY

# KEY HIGHLIGHTS

- Redevelopment opportunity located in an excellent, high profile, out of town position
- Office premises totalling 27,413 sq.ft (2,546.8 sq.m), with 142 car parking spaces. Total site area of 2.1 acres (0.85 ha)
- The property is located within the Built-up area as designated by the Jersey Island Plan
- Freehold
- The property is to be sold by way of an informal tender process

# LOCATION

The site is situated on La Grande Route de St Martin approximately 2 miles north east of the centre of St Helier. More specifically the site is situated a short distance north east of the Five Oaks roundabout which forms the junctions of St Saviours Hill, La Route de la Bagatelle and Prince's Tower Road. The property is situated on the western side of the road in the commercial area of Five Oaks.

The surrounding area is predominantly commercial, including Jersey Telecoms adjacent, as well as Normans builders merchant nearby. There is however small pockets of housing in the vicinity. Road communications are excellent, as is the bus service into town.

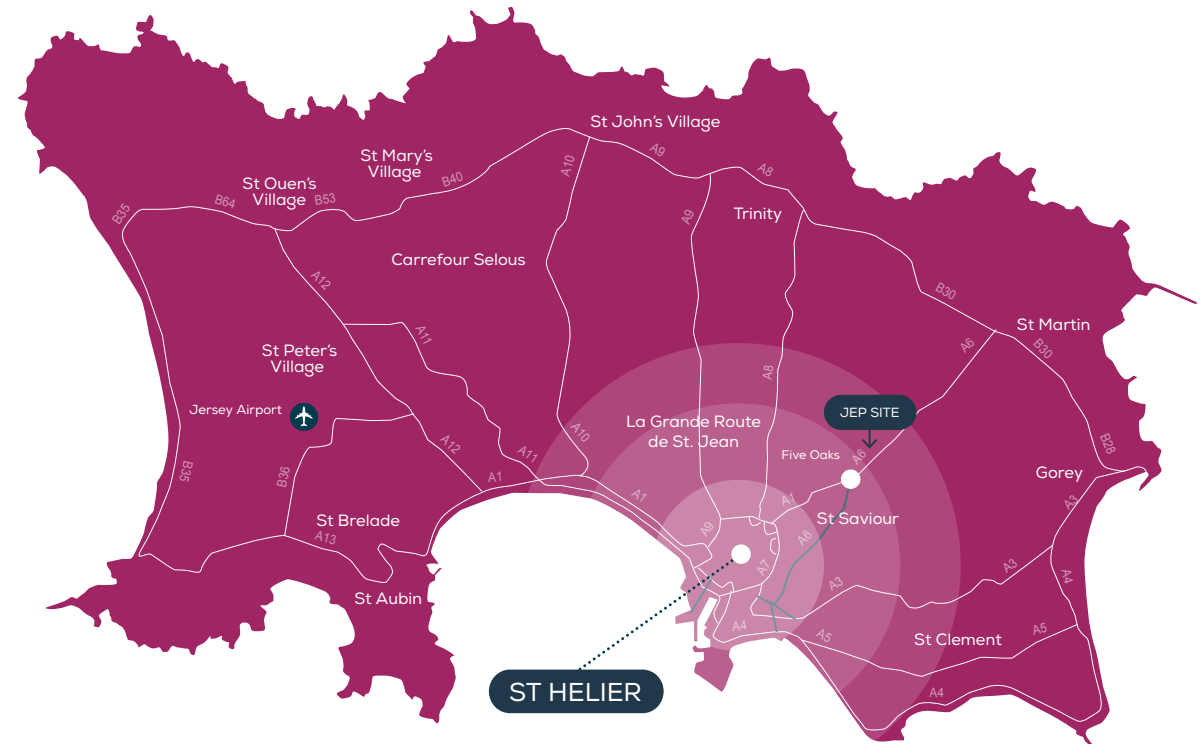
# TENURE

The Property is owned freehold. A right of way in favour of the owner of the Jersey Telecoms site exists over part of the southern boundary of the site.

# THE PROPERTY

The site will be sold with vacant possession. It is highly prominent and regular in shape extending to approximately 2.1 acres. Vehicular access and egress is from La Grande Route de St Martin with a perimeter service road surrounding the main building.

Until very recently Jersey Evening Post occupied the buildings on the site, and these are made up of four distinct elements, being offices constructed in the 1970's and 1980's, the press hall and distribution shed.



# ACCOMMODATION

The areas of the existing buildings are as follows:

Description		Gross Internal Floor Area	
		M <sup>2</sup>	Sq ft
GUITON HOUSE	Grd Floor Office / Store / Reception	51	549
	1 <sup>st</sup> Floor Offices	355	3,821
	2 <sup>nd</sup> floor store	29.5	318
MAIN OFFICES / PRE-PRESS / PRINT PRESS	Offices	1,105	11,894
	Rear Print Press & Reel Store Rear	433	4,661
	Mezzanine Office / Store	22.9	246
SINGLE STOREY STORE		128.7	1,385
DISTRIBUTION WAREHOUSE	Ground Floor Warehouse	251.7	2,709
	First Floor Storage	170	1,830
<b>Total Net/Gross Internal Areas</b>		<b>2,546.8</b>	<b>27,413</b>

Externally the property currently has 142 car parking spaces.

# PLANNING

The Site is underutilized and there are multiple potential redevelopment options that are acceptable in principle or might be acceptable in principle subject to further justification to the Planning Department.

The Site is not constrained by a development brief.

It is a large area of land within the Built-Up Area, where there is no presumption against development. It also has access to all services and the Primary Route Network, La Grande Route de St. Martin. In addition, the existing mass and floor area on the site is significant.

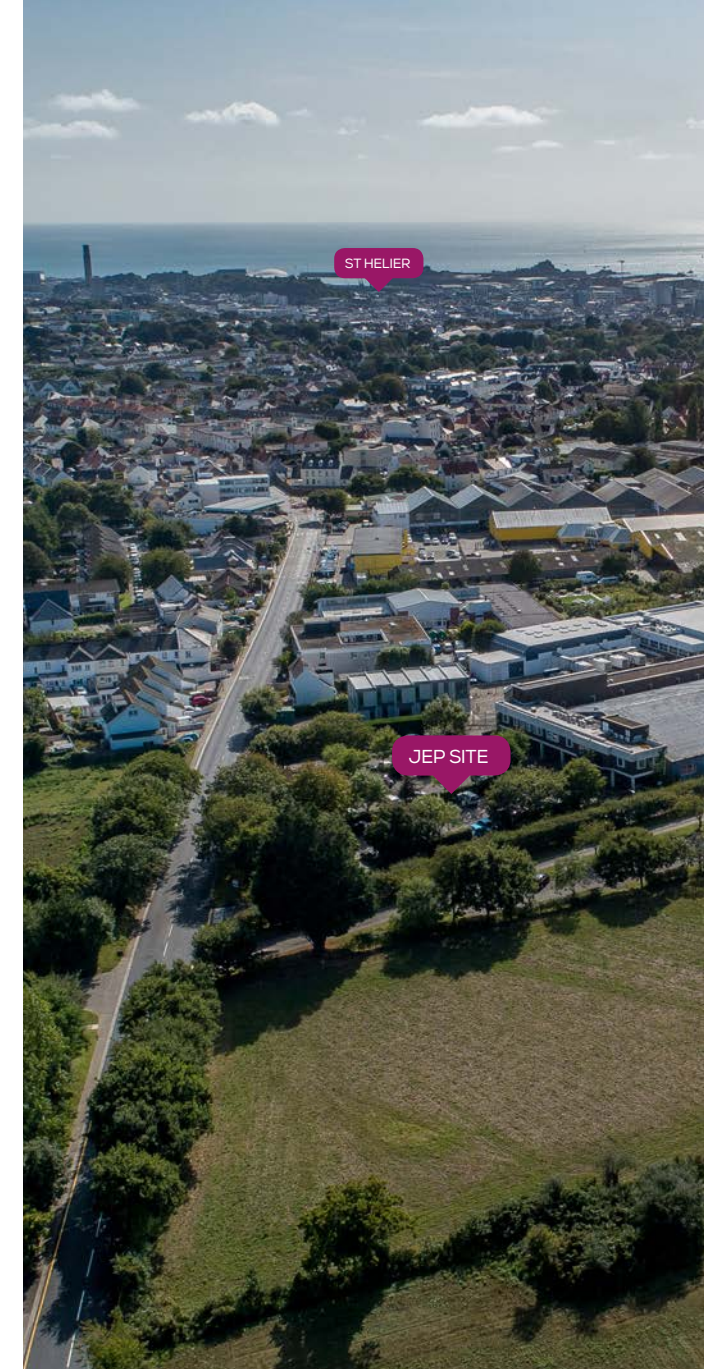
The site is recognised as Employment Land and therefore Planning policy would support its redevelopment for commercial uses, and potentially, some retail use.

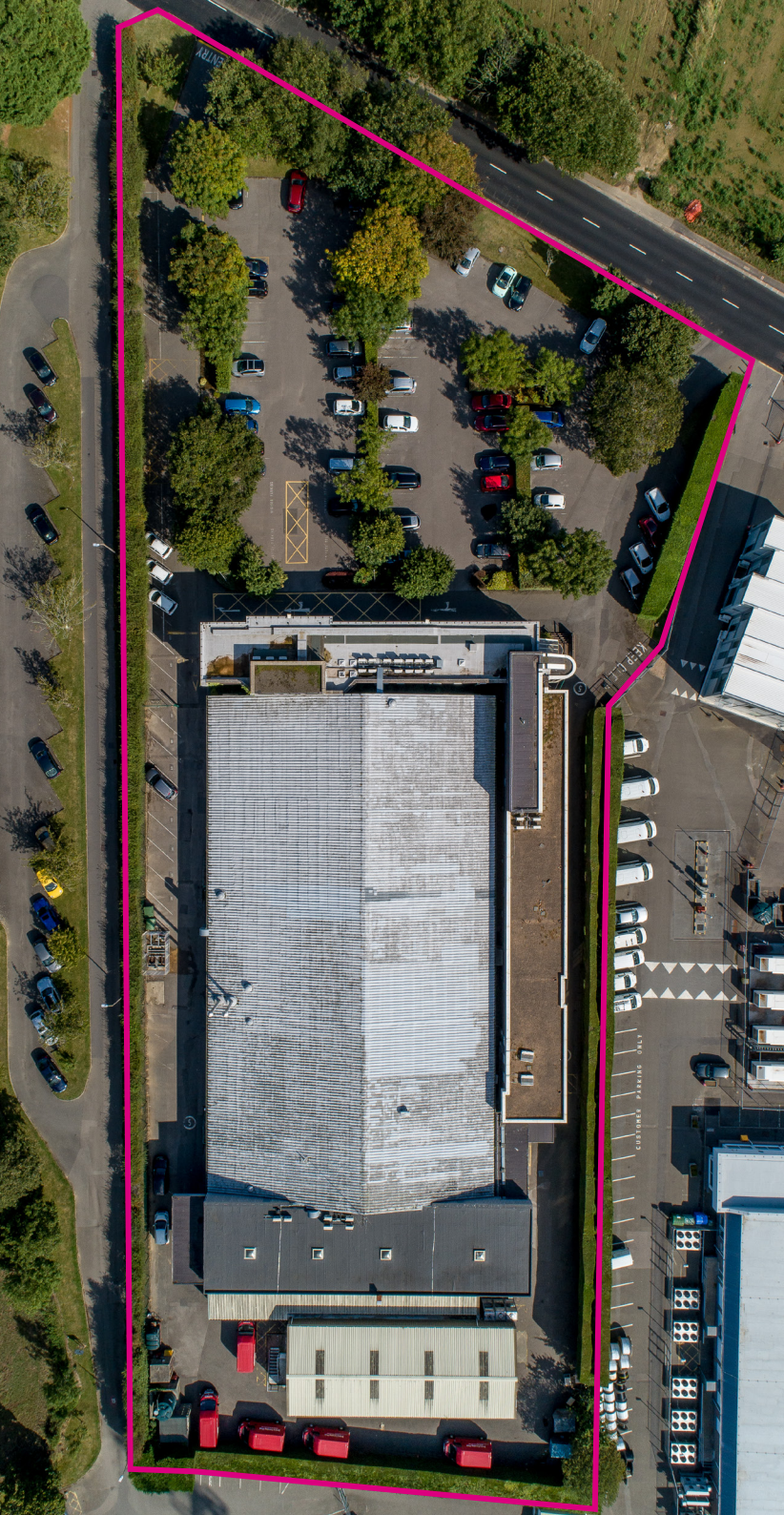
Redevelopment for residential use would need to meet the Island Plan policy tests particularly Policy E1 and the associated SPG.

The Planning Department have advised thus far that the whole site should be retained in employment use and if the existing use and buildings cannot be utilised, then a redevelopment of the site for alternative employment uses could be pursued.

Potential uses include warehouse, distribution, light industrial, limited retail (below 500sqm), residential, office or care home, or a mixed-use development.

In many respects it is an ideal site for redevelopment.





## METHOD OF SALE

D2 Real Estate have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign.

The Vendor does not undertake to accept the highest or indeed any offer. Offers are sought on an “Unconditional” basis.

Informal tenders should be sent to **chris.daniels@d2re.co.uk** and received by no later than 12 noon on Friday 27<sup>th</sup> September 2019.

## VAT

VAT is not levied in Jersey, however, a Goods and Services Tax (GST) may be applicable. All figures quoted in this brochure are exclusive of GST and we would recommend that any prospective purchasers make their own enquiries in this regard.

**D2 REAL ESTATE**

An alliance member of  
**BNP PARIBAS REAL ESTATE**

## LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the purchase of this Property.

## CONTACT

For more information and appointments to inspect please contact **D2 Real Estate:**

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