

11 La Rue Le Gros, Rue des Pres Trading Estate, St. Saviour, Jersey



LIGHT
INDUSTRIAL

TO LET

GROSS
INTERNAL
AREA

3,444 SQ.FT.



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Office Address

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2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

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REAL ESTATE**

Regulated by RICS

LOCATION

The property is situated on the northern side of La Rue Le Gros roughly equidistant between its junctions with L'Avenue Le Bas and La Rue Martel, within the Rue des Pres Trading Estate.

Other occupiers in the locality include Easenmyne, G4S, CIWG, Jersey Post, Pentagon, Complete Facilities, Trinity Joinery and Prospero.

DESCRIPTION

The property is a modern, purpose-built warehouse of steel portal frame construction with block-work walls under a metal sheet mansard type roof.

Internally the unit provides a rear warehouse with ancillary offices, kitchen and WC facilities to the front, located over ground and first floors.

The property benefits from an internal eaves height of circa 5.80m within the warehouse.

To the south of the unit there is external car parking for approximately 4 vehicles.

ACCOMMODATION

The property extends to 3,444 sq.ft measured on a gross internal basis

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The premises are available by way of a new 9-year lease on an effective full repairing and insuring basis. Consideration will be given to break options within the proposed lease.

RENTAL

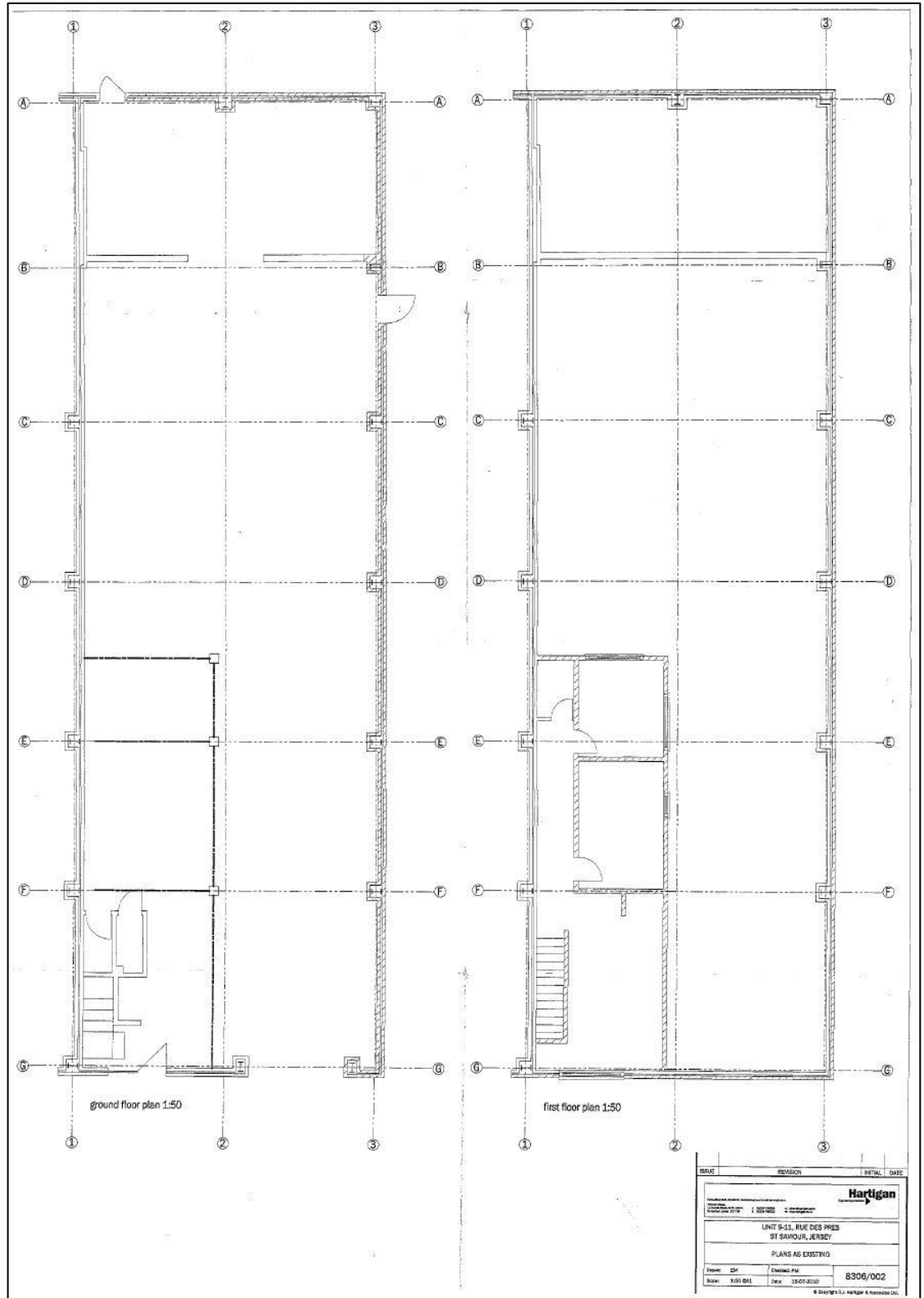
The premises are available at a quoting rental of £9.50 psf.

All rentals quoted are exclusive of all other outgoing and exclusive of GST if applicable.

LEGAL COSTS

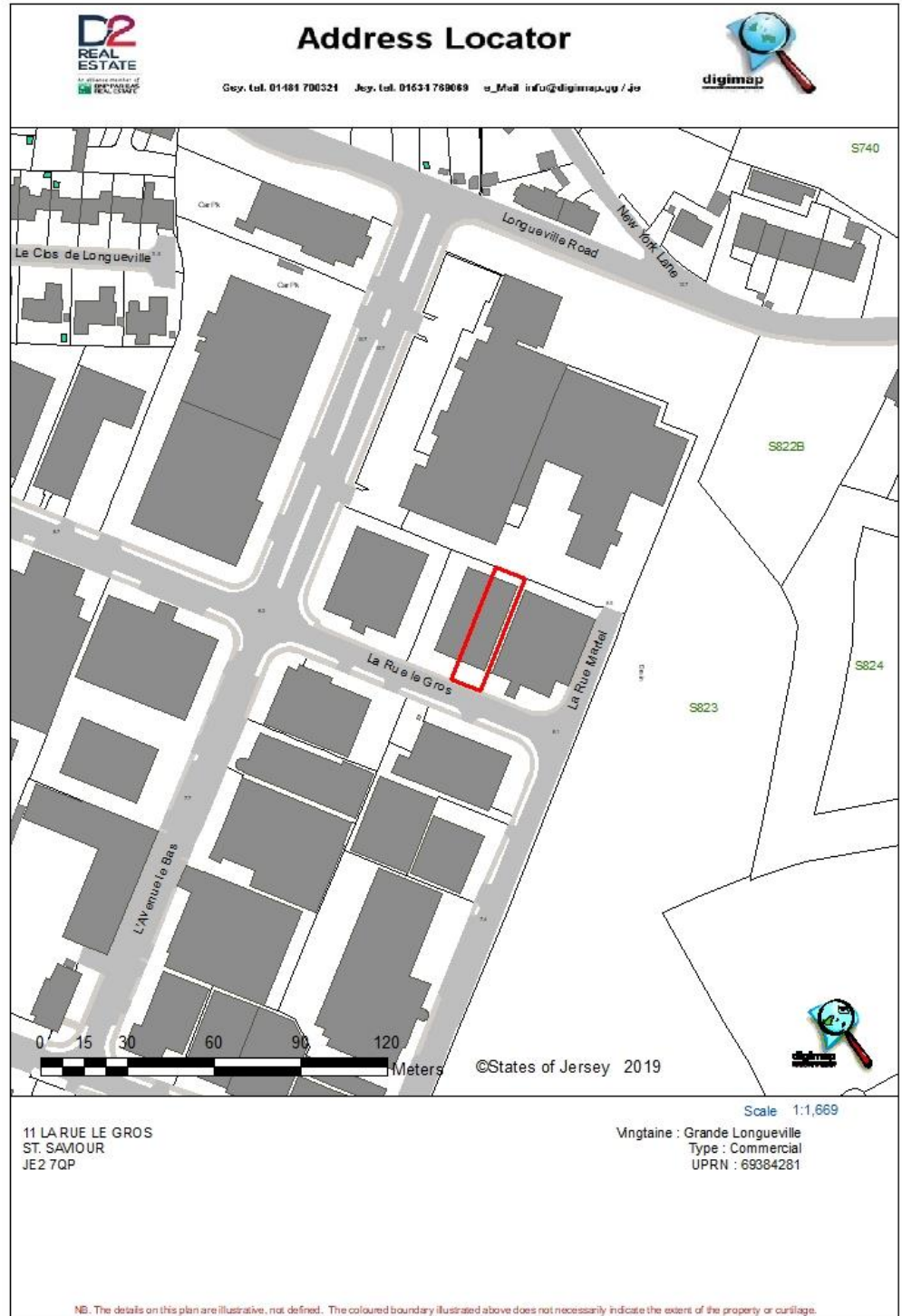
Each party to bear their own legal costs and any other cost incurred in the letting of this property.

FLOOR PLAN



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE
Ground Floor, Dialogue
House 2 – 6 Anley Street
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3QE

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