

Nursery Premises Les Quennevais Complex, St. Brelade, Jersey



NURSERY
PREMISES

EXPRESSIONS
OF INTEREST



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Office Address

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

An alliance member of
BNP PARIBAS
REAL ESTATE

Regulated by RICS

LOCATION

This property is centrally located within the Les Quennevais Sports Complex within the heart of St. Brelade. The property benefits from free car parking which is located a short walk away to the south and east.

The shops at Les Quennevais Parade are a short walk to the south east. The Railway Walk is a very short walk to the south.

DESCRIPTION

The Property would appear to be of brick construction built under a pitched tile roof.

The ground floor of the Property was previously used as a nursely and benefits from the following:

- Open plan nursely
- Kitchen
- Office
- Reception
- Staff locker room and WC
- WC's.

There is also a mezzanine level providing additional space above the ground floor nursely area.

Externally the Property benefits from a tarmac play area along with a garden and vegetable patch. There are 2 wooden sheds on the Property.

ACCOMMODATION

A breakdown of the areas are provided below (NIA):

Ground:	799 sq.ft
Kitchen:	133 sq.ft
Mezzanine:	341 sq.ft
External:	3,500 sq.ft.

AVAILABILITY

The premises are available immediately. Please complete the Expression of Interest form below.

LEASE TERMS

The premises are available by way of a new 9-year lease to be granted on a full repairing and insuring basis at a commencing rental of £31,825 per annum (£25 psf) exclusive of all other outgoings.

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

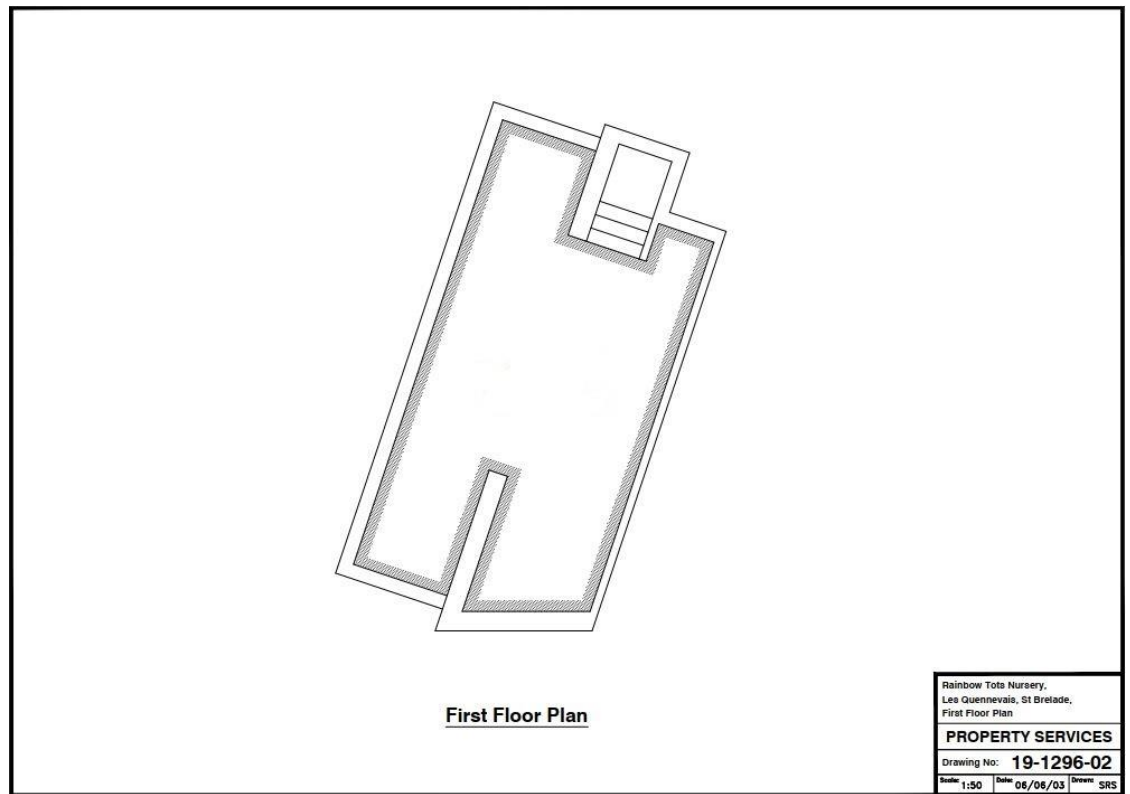
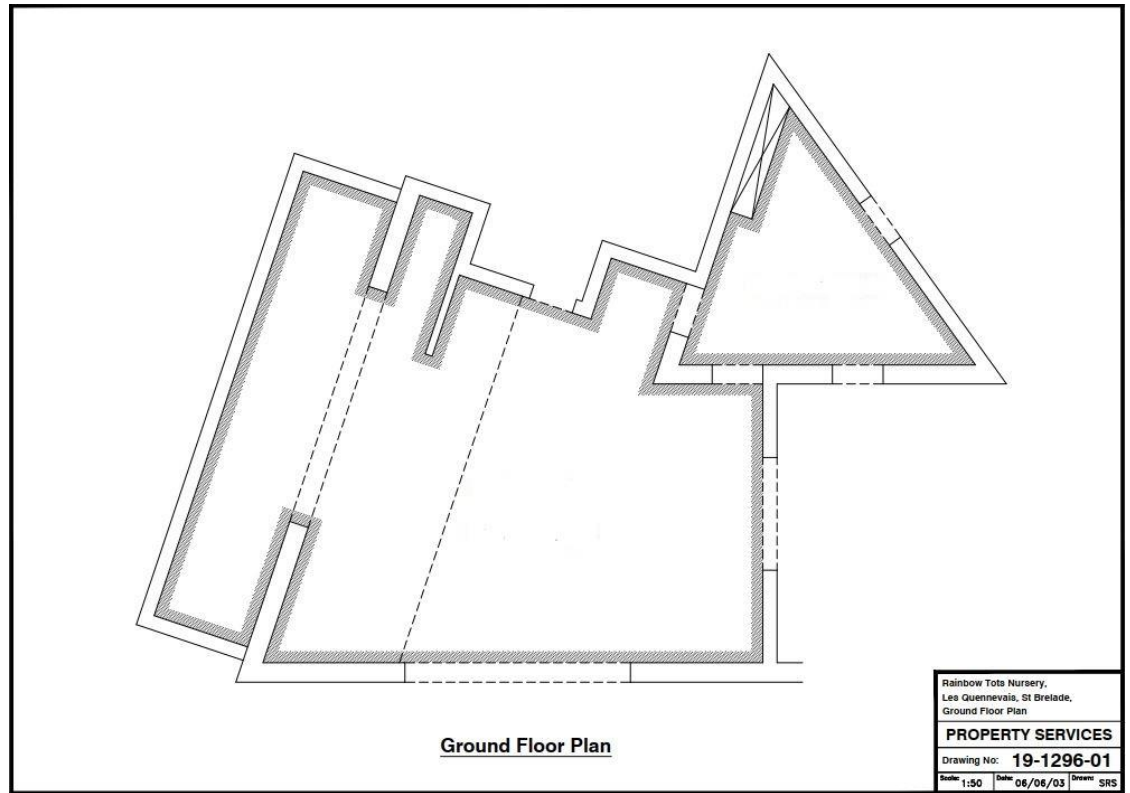
LEGAL COSTS

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

PHOTOS



FLOOR PLANS



Les Quennevais Nursery EXPRESSIONS OF INTEREST

(Subject to Contract and Vendor Approval)

This form, together with any supporting information, must be submitted no later than 5pm on Friday 24th July.

Name:

Address:

Telephone:

E-mail:

Legal Representative:

Confirmation that terms are acceptable:

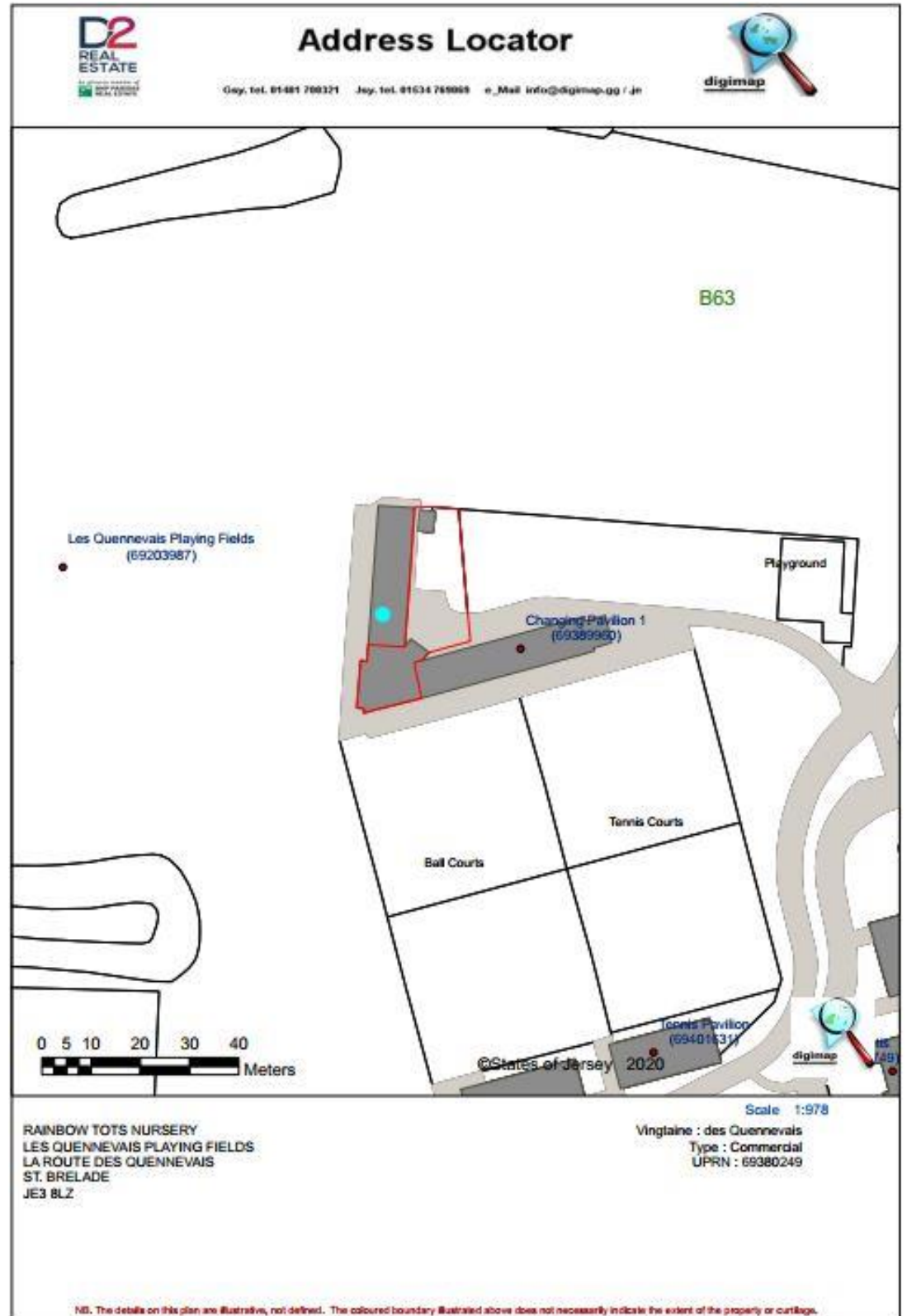
Proposed Completion Date:

Conditions:

Signed

Dated

LOCATION MAP



VIEWING

Strictly by appointment with the Lessor's sole agent;

D2 REAL ESTATE
Ground Floor, Dialogue House 2 – 6 Anley Street
St. Helier Jersey, JE2 3QE

CONTACT
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