

# Storage Shed, La Rue du Nord, Trinity, Jersey

TO LET

4,807 sq.ft

STORAGE SHED





T +44 (0) 1534 629001 E info@d2re.co.uk

W www.d2re.co.uk

#### Office Address

4th Floor, Conway House 7-9 Conway Street, St Helier, Jersey JE2 3NT Company number: 80923





Storage Shed, Les Ormes Farm, La Rue du Nord, Trinity, Jersey

## **LOCATION**

The Property is located to the north of the Island within the parish of Trinity, approximately 4.5 miles to the north of the commercial centre of St Helier. More specifically, the Property is situated on the northern side of La Rue du Nord.

## **DESCRIPTION**

The Property comprises a former agricultural shed which has been modernised over the years to provide a good quality shed with a licence to be used for dry storage.

The unit comprises a steel framed warehouse with corrugated metal sheet facades and pitched corrugated metal sheet roof. The unit benefits from a solid concrete floor, fluorescent strip lighting and a large roller door.

Parking can be provided to the front and north of the unit.

# **ACCOMMODATION**

The property provides a gross internal area of 4,807 sq.ft (446.58 sq.m).

#### **USE**

The premises are currently designated for use as dry storage.

#### **AVAILABILITY**

The premises are available immediately.

#### RENTAL

The premises are available at a rental of £10 psf.

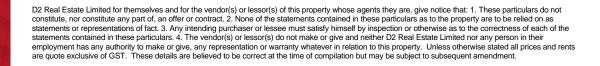
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

#### LEASE TERMS

The premises are available by way of an effective full repairing and insuring lease for a term expiring 30<sup>th</sup> September 2025.

# **LEGAL COSTS**

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





# **VIEWING**

Strictly by appointment with the Lessor's sole agent;

#### **D2 REAL ESTATE**

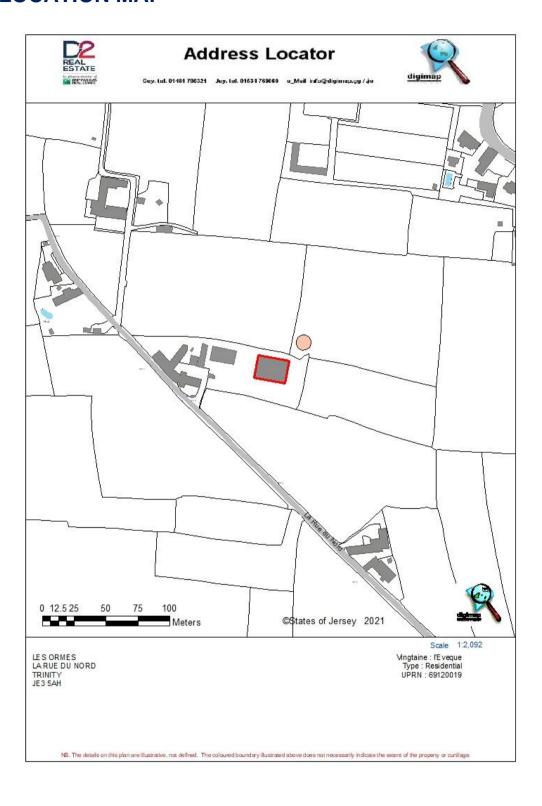
Fourth Floor, Conway House 7 – 9 Conway Street, St. Helier Jersey, JE2 3NT

CONTACT Nick Trower MRICS

**TELEPHONE** 01534 629001

**EMAIL** nick.trower@d2re.co.uk

# **LOCATION MAP**



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.