

# UNIT 11 LA RUE LE GROS

RUE DES PRES TRADING ESTATE | ST SAVIOUR | JERSEY

**TO LET**

*Light Industrial / Warehouse unit*

**D2 REAL  
ESTATE**

## LIGHT INDUSTRIAL / WAREHOUSE UNIT TO LET

- Prominent location on Rue des Pres Trading Estate, Jersey's premier industrial estate.
- Good quality light industrial / warehouse accommodation.
- Available from January 2023.



## 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, Jersey Post, Pentagon, Sand Piper, KP Services and Prospero.

## DESCRIPTION & SPECIFICATION

The Property is a modern, purpose-built warehouse of steel portal frame construction with block-work elevations under a metal sheet mansard type roof, incorporating 10% roof lights.

Internally the Property provides a rear warehouse with ancillary offices, kitchen and WC facilities to the front.

The property benefits from a motorised roller shutter access door and an internal eaves height of approximately 5.67m (18 feet 7 inches) within the warehouse accommodation.

To the front of the Property there is external car parking for 4 vehicles.



## AREAS

The breakdown of the areas are as follows:

<b>Floor</b>	<b>Sq Ft</b>	<b>Sq m</b>
Ground Floor - Warehouse	2872	266.82
First Floor - Offices	570	52.98
<b>Total</b>	<b>3442</b>	<b>319.80</b>

These gross internal areas (GIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

## AVAILABILITY

The property is available from January 2023.

Lease terms and quoting rent available upon application.

Quoted rentals are exclusive of all other outgoings and exclusive of GST, if applicable.

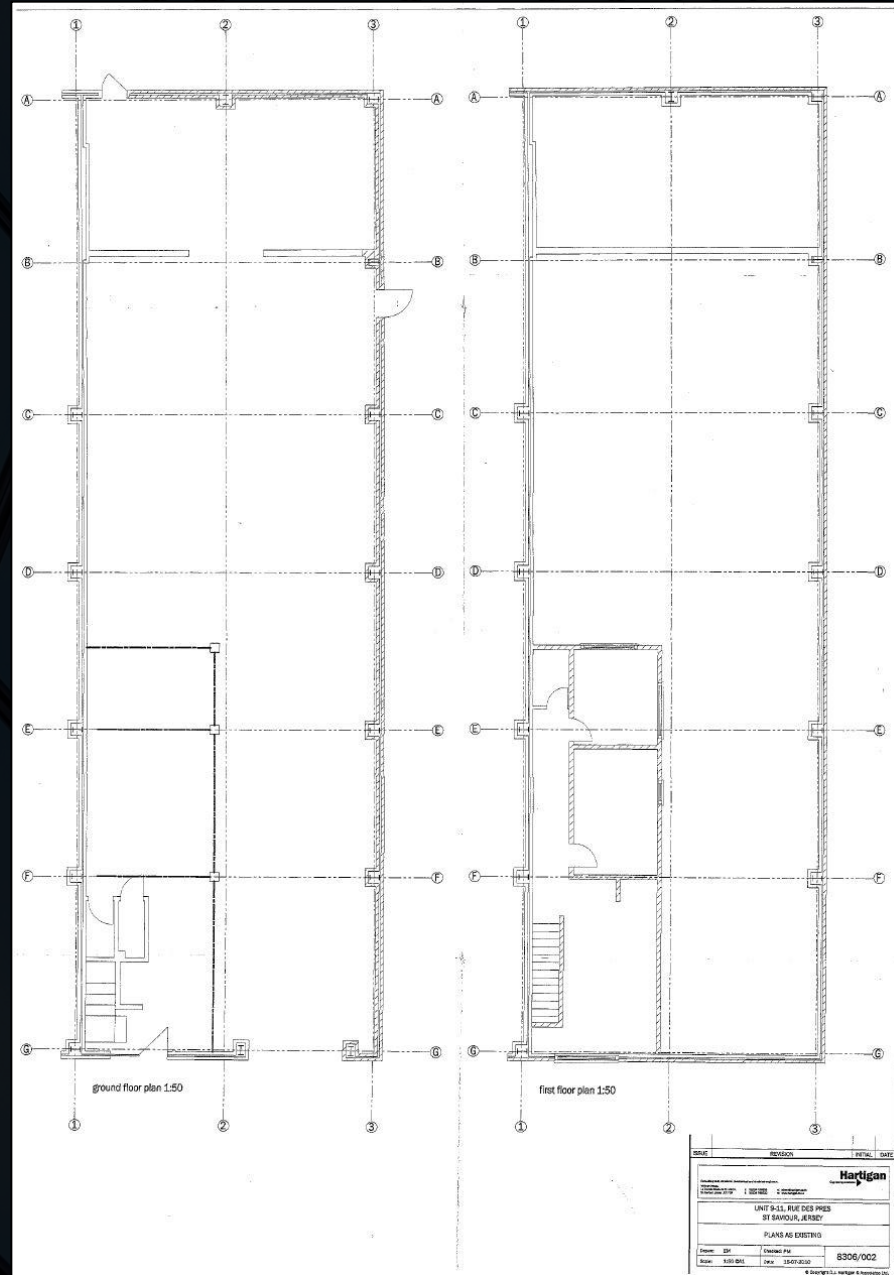
## LEGAL COSTS

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

## INTERNAL PHOTOS



# FLOOR PLAN





4<sup>th</sup> Floor, Conway  
House, 7-9 Conway  
Street, St. Helier, Jersey  
JE2 3NT

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## VIEWING & FUTURE INFORMATION

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