

COMMERCIAL PROPERTY AGRICULTURAL WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

AGRICULTURAL/ HORTICULTURAL UNIT TO LET ELMWOOD FARM LE MONT CAMBRAI ST LAWRENCE



AGRICULTURAL/HORTICULTURAL USE ONLY

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



ELMWOOD LE MONT CAMBRAI ST LAWRENCE

LOCATION

The unit is located centrally within the Parish of St Lawrence.

More specifically, the unit is situated on the Western side of Mont Cambrai, just to the South of the junction with Mont Felard Hill.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The warehouse is single storey with separate yard and entrance way and is of a steel portal frame style construction, with roller vehicular entrance doors.

The unit provides basic warehousing accommodation with no WC facilities.

ACCOMMODATION

The gross internal area of the unit is as follows:

3,918 sq.ft.

The unit has the benefit of a private yard and entrance way.

We attach a floor plan for reference purposes.

USE

The premises are currently restricted in use for agricultural/horticultural companies.

TENURE

The premises are available by way of a new 9 year fully repairing and insuring style lease, at a rental of £3 per sq.ft. for the restricted use, subject to 3 yearly Jersey Cost of Living increases only.

ELMWOOD LE MONT CAMBRAI ST LAWRENCE

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's agent:

Alistair M Sarre BSc MRICS or Julian N Roffe FRICS MCI Arb

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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



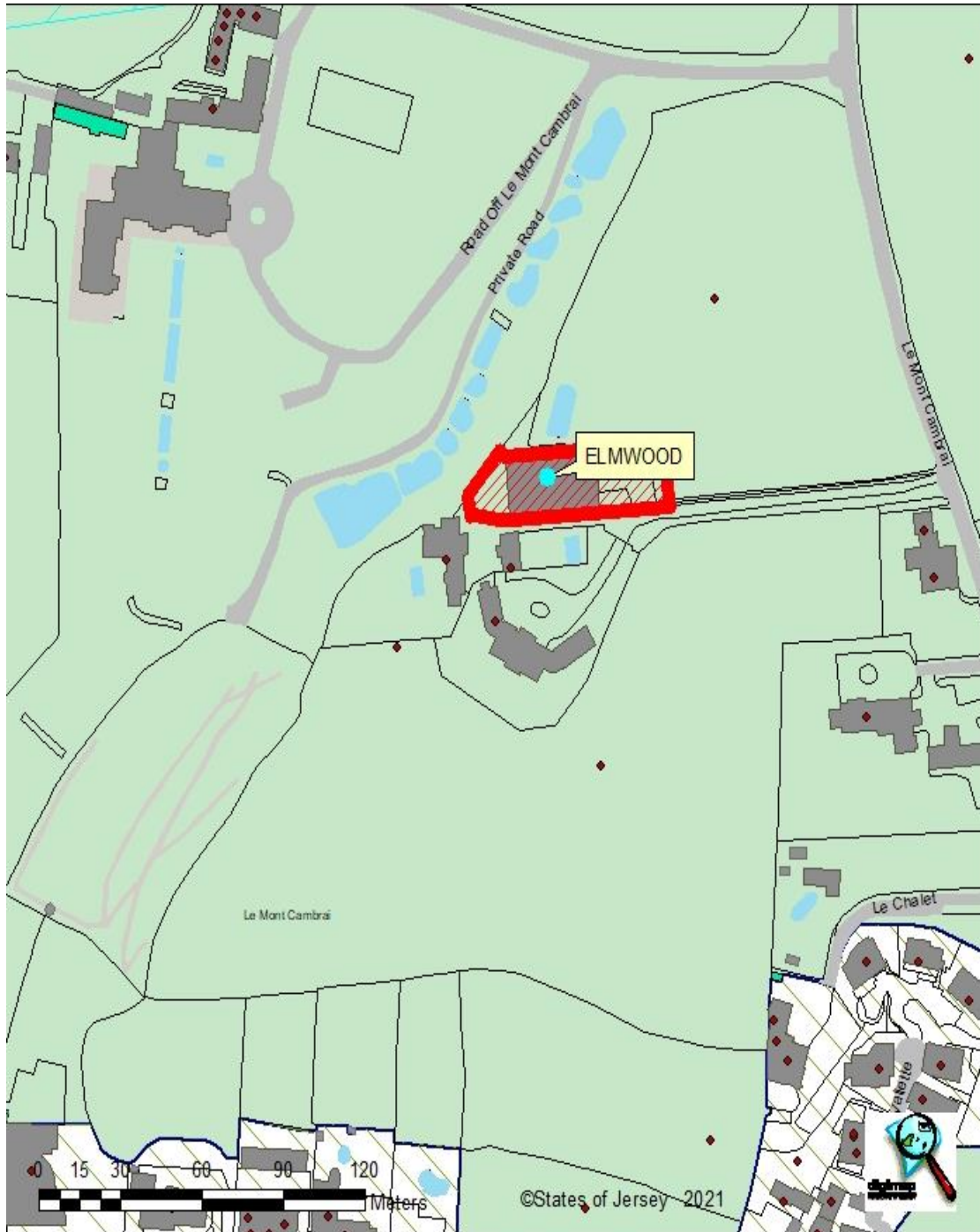
DRAFT

25.10.2019

Planning Application

<p>NOTE: This document is for information only. It is not a contract. It is subject to change without notice. It is not to be used for any other purpose. It is not to be relied upon for any other purpose. It is not to be used for any other purpose. It is not to be relied upon for any other purpose.</p>	
<p>Architect: GODEL ARCHITECTS</p> <p>Address: 100 Elmwood Road, Elmwood, QLD 4071</p> <p>Phone: 07 5555 1234</p> <p>Email: info@godel.com.au</p>	<p>Client: DEV 000</p>
<p>Project Name: Elmwood</p>	<p>Site No: 1234</p>
<p>Scale: 1:100</p>	<p>Date: 25.10.2019</p>
<p>Author: [Name]</p>	<p>Checker: [Name]</p>
<p>Drawn: [Name]</p>	<p>Reviewed: [Name]</p>

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