

# Commercial Property Warehouse Opportunity



Sarre & Company  
CHARTERED SURVEYORS

## **PRIME INDUSTRIAL/ WAREHOUSE PREMISES UNIT 5 BARETTE COMMERCIAL CENTRE ST JOHN, JERSEY**



**5,270 SQ.FT**

**+ PARKING**

**TO LET ON A NEW LEASE**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 5 Barette Commercial Centre St John, Jersey

## **LOCATION**

The Barette Commercial Centre is located centrally within Jersey, in the Parish of St John providing excellent traffic free access to the rest of the Island and is a recognised light industrial/ warehousing commercial centre, benefitting from P30 articulated lorry access.

We attach a location plan for reference purposes.

## **DESCRIPTION**

The available unit, namely unit 5, forms part of this light industrial/warehousing commercial centre and benefits from the following amenities:-

- Good eaves height;
- 3 phase power supply;
- High floor loading capacity;
- Fluorescent strip lighting;
- Insulated walls and roof;
- Column free efficient space;
- Roller shutter door access;
- WC facilities;
- Ample parking.

We attach a site plan for reference purposes.

## **ACCOMMODATION**

The gross internal area of the available unit is as follows:-

Unit 5            5,270 sq.ft + parking

## **TENURE**

The unit is available by way of a new lease on effectively fully repairing and insuring terms, for a term for up to 9 years, with rent reviews being 3 yearly to JCOL.

# 5 Barette Commercial Centre St John, Jersey

## **RENTAL**

£13 per sq.ft

## **OCCUPATION**

On completion of legal formalities.

## **LEGAL COSTS**

Each Party to bear their own legal costs.

## **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

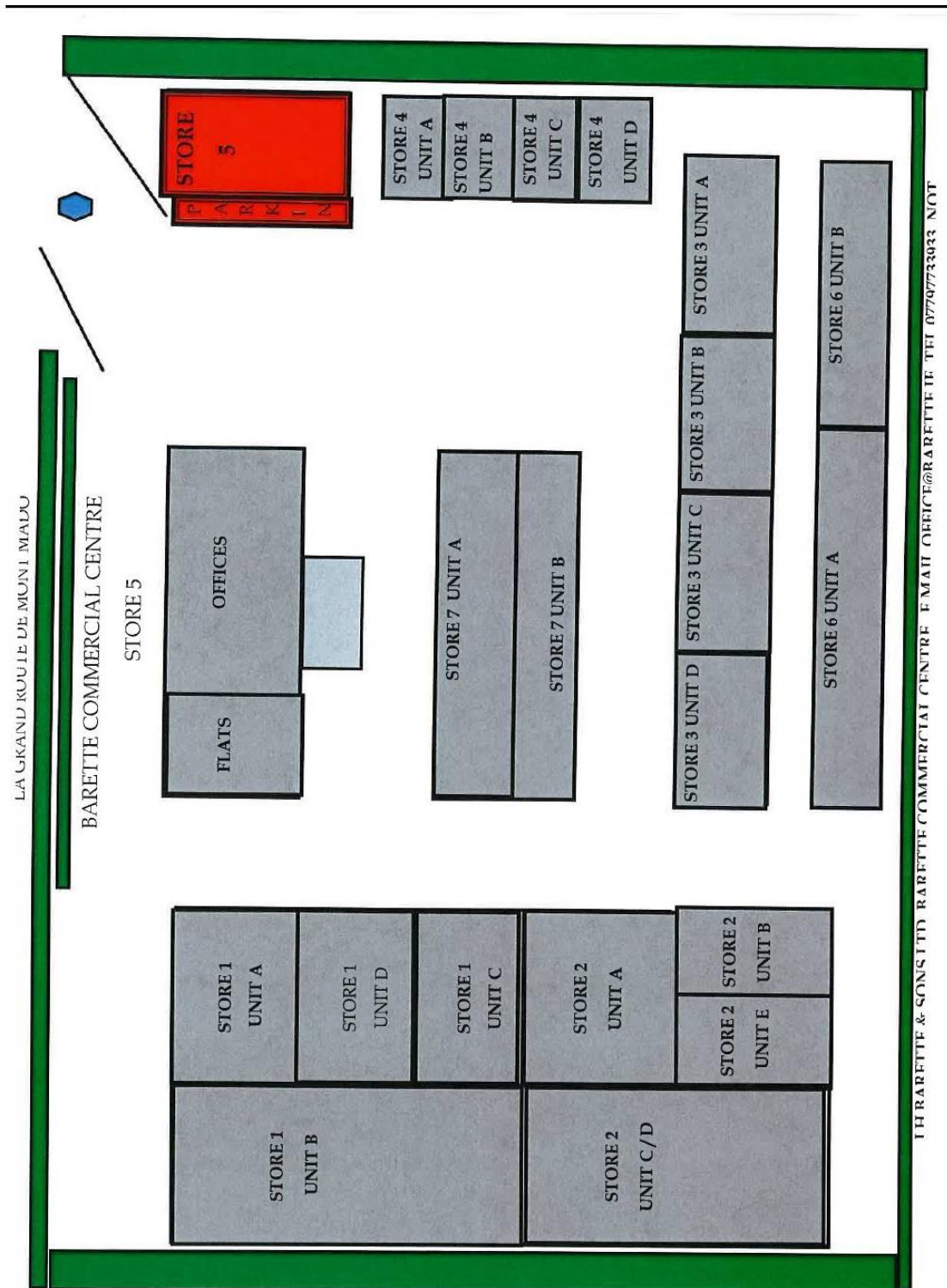
**Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

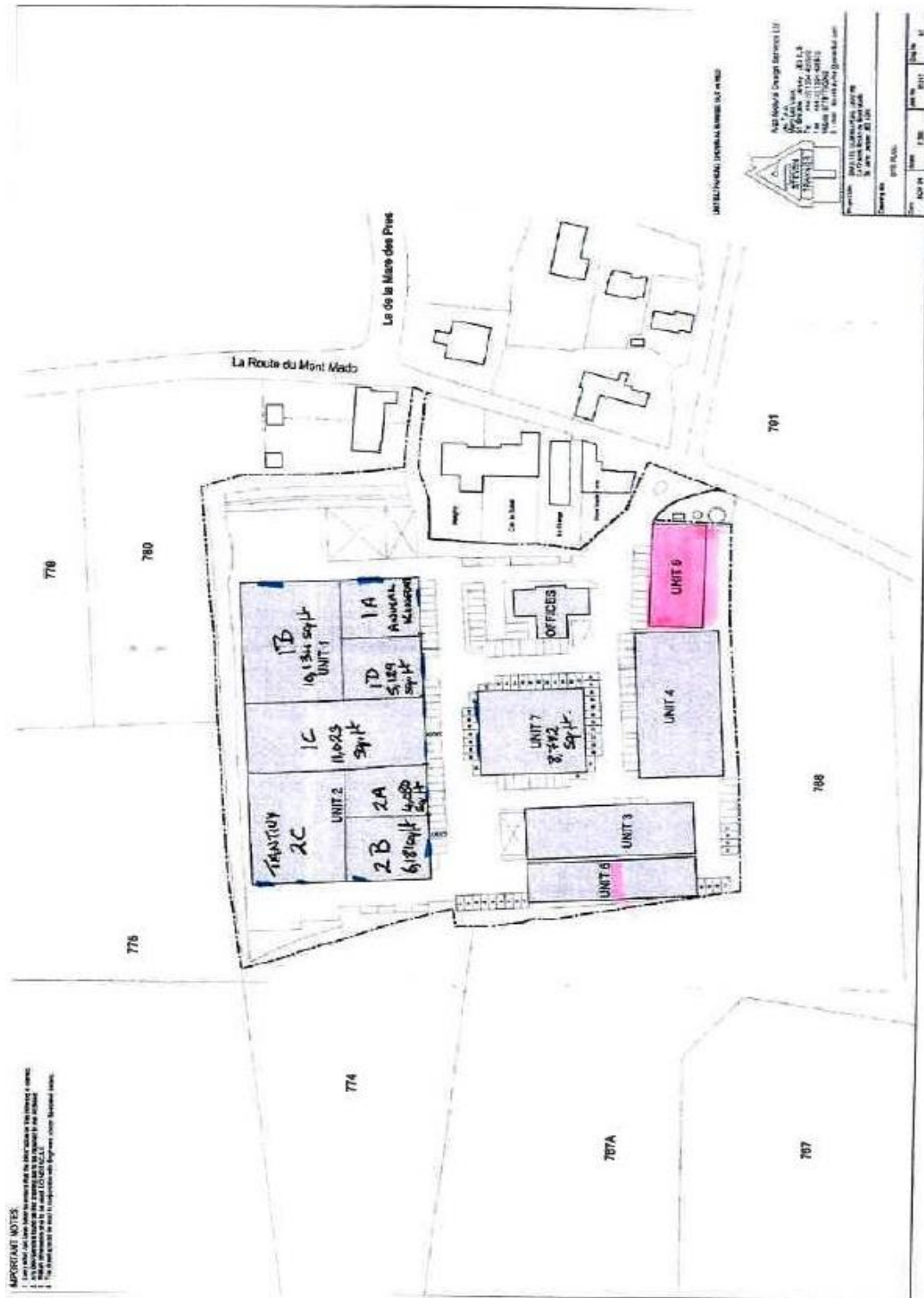
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

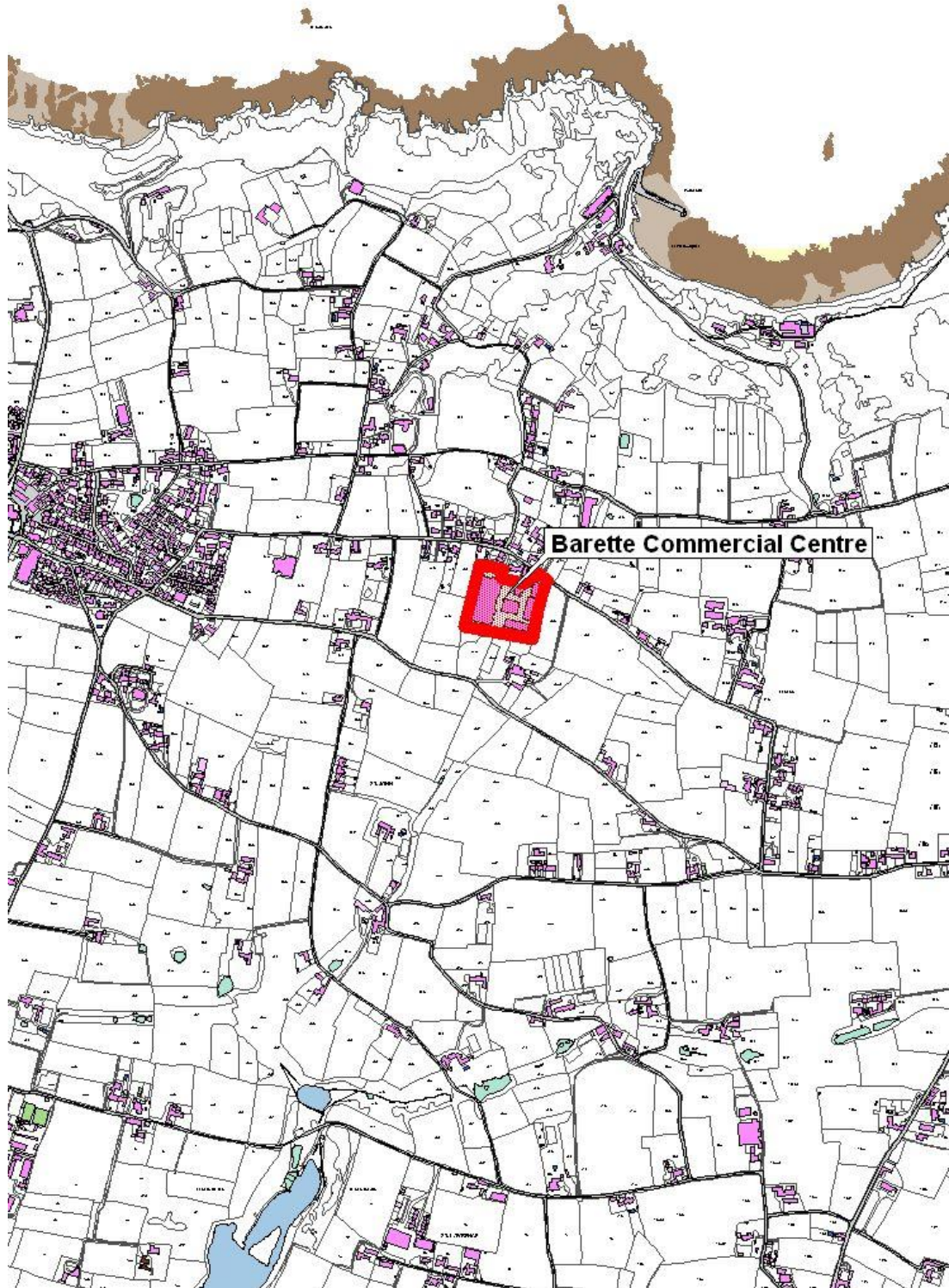
# 5 Barette Commercial Centre St John, Jersey



# 5 Barette Commercial Centre St John, Jersey



# 5 Barette Commercial Centre St John, Jersey



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)