

Commercial Property Warehouse Opportunity



Sarre & Company
CHARTERED SURVEYORS

PRIME INDUSTRIAL/ WAREHOUSE PREMISES UNIT 6A BARETTE COMMERCIAL CENTRE ST JOHN, JERSEY



**4,080 SQ.FT.
+ MEZZANINE
+ 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 www.sarreandcompany.co.uk



6a 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 6a forms part of this light industrial/warehousing commercial centre and benefits from the following amenities:-

- Excellent 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 6a 4,080 sq.ft. + parking.

The unit was previously occupied by a bank for archiving purposes and approximately two thirds of the unit has been fitted out with a mezzanine, with the unit benefitting from high density racking and ancillary offices.

6a Barette Commercial Centre St John, Jersey

TENURE

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

RENTAL

£13 per sq.ft.

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

For further information or to view the premises, please contact the Lessor's sole agent:-

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

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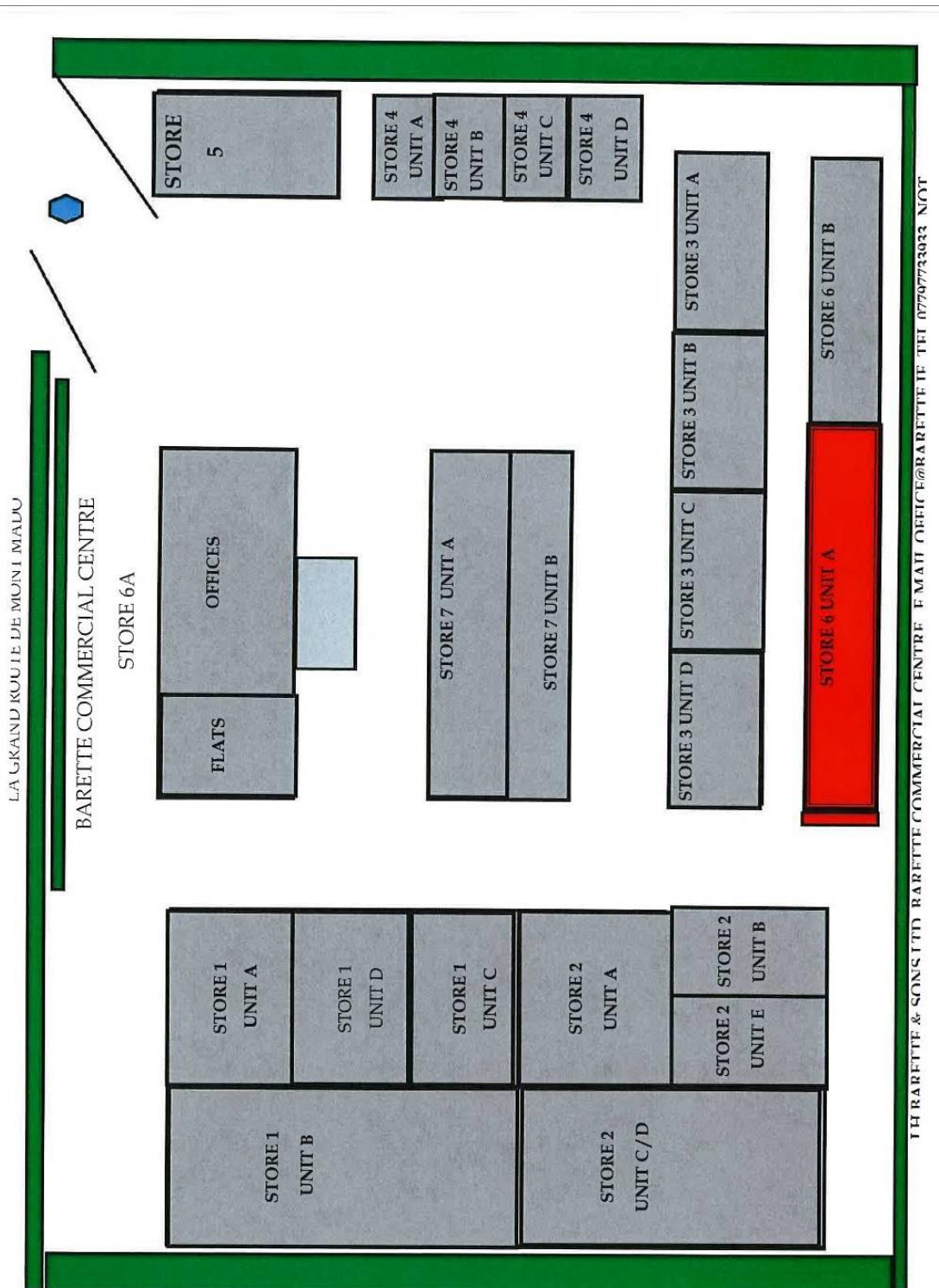
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

6a Barette Commercial Centre St John, Jersey



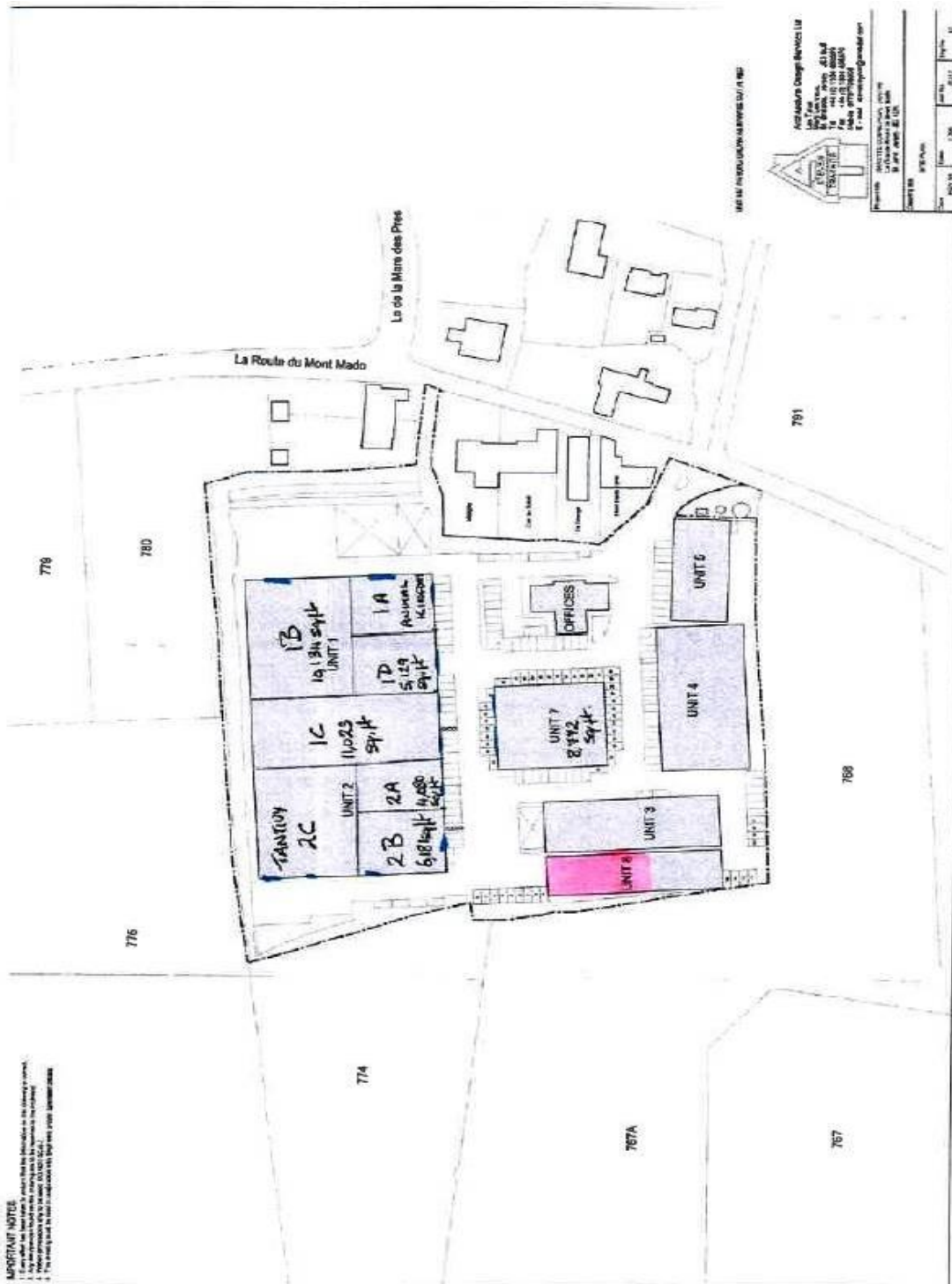
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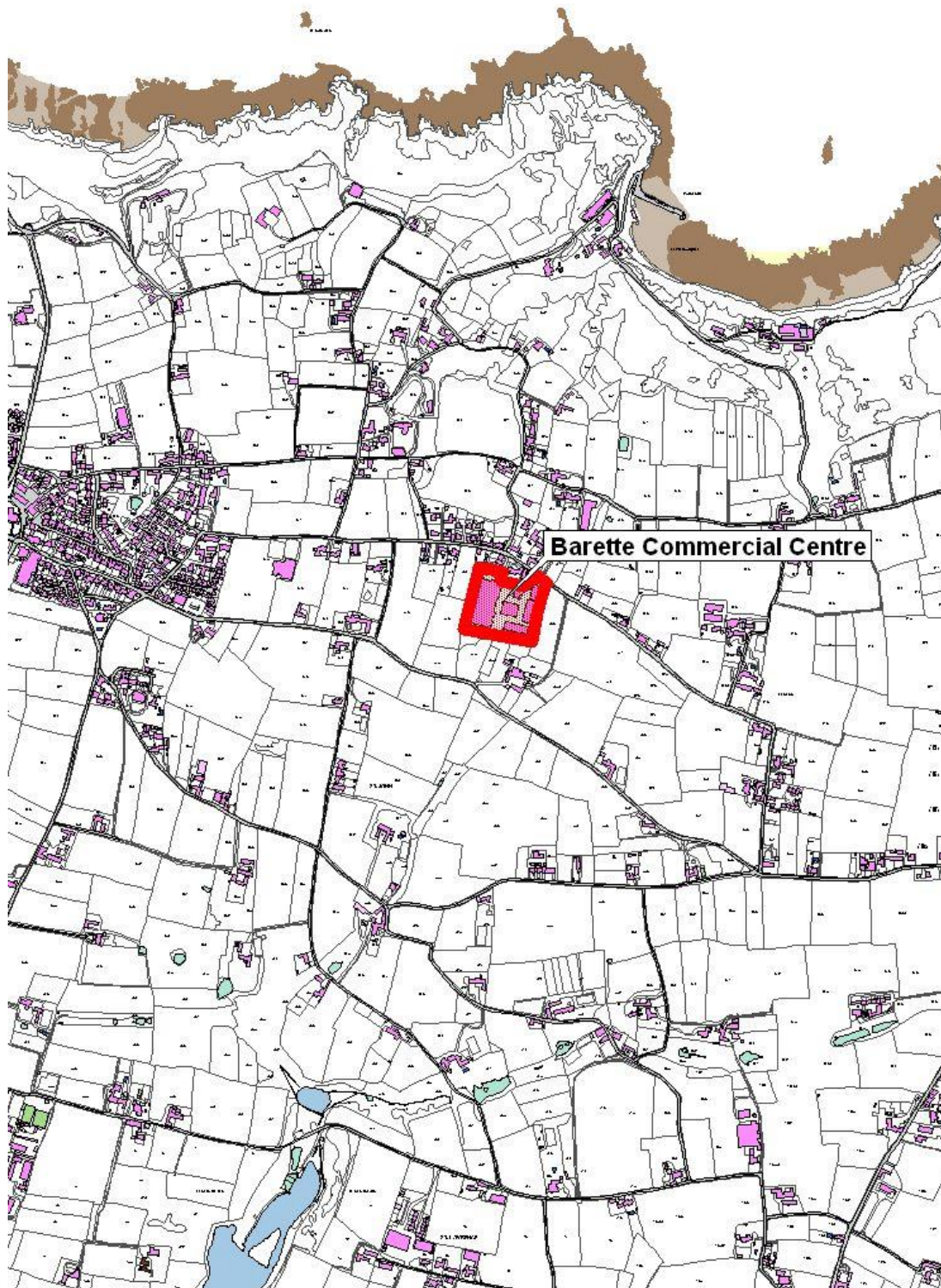


TH BARETTE & SONS LTD BARETTE COMMERCIAL CENTRE E MAIL OFFICE@BARETTE IF TEL 07797733033 NOT

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