

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH SPECIFICATION LIGHT INDUSTRIAL/ COMMERCIAL WAREHOUSE PREMISES 4/6 LA RUE SINNATT RUE DES PRES TRADING ESTATE ST SAVIOUR JERSEY



APPROXIMATELY 25,395 SQ.FT.

FOR SALE

WITH VACANT POSSESSION

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



4/6 LA RUE SINNATT RUE DES PRES TRADING ESTATE

LOCATION

The premises are located on Jersey's premier Industrial Estate, being approximately 1.5 miles East of St Helier Town Centre. The property itself occupies a prominent position at the Southern end of the estate, fronting La Rue Sinnatt, mid-way between the junctions with La Rue Grellier and L'Avenue Le Bas.

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

DESCRIPTION

The building is a purpose built warehouse structure, providing a central section benefitting from a high floor loading mezzanine level and administration offices, with potentially two clear span wings either side.

The unit has the capabilities of providing the following amenities:

- Efficient open plan warehouse accommodation;
- Administration offices;
- Power floated concrete screed floors;
- 3 phase power supply;
- Column free space;
- 2 roller shutter door openings fronting La Rue Sinnatt;
- Ample parking.

ACCOMMODATION

The approximate Gross Internal Areas of the building as originally constructed equate to the following:

West Wing	Ground Floor Warehousing	5,673 sq.ft.
Central Section	Ground Floor Warehousing	5,176 sq.ft.
Central Section	Ground Floor Offices	2,016 sq.ft.
Central Section	First Floor Warehousing	7,131 sq.ft.
East Wing	Ground Floor Warehousing	<u>5,399 sq.ft.</u>
		25,395 sq.ft.

We attach floor plans for reference purposes, as originally constructed.

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CURRENT LAYOUT

Up until recently, the premises were being utilised for disaster recovery purposes and both the East and West wings have substantial mezzanines in place, with each of these mezzanine wings equating to a similar gross square footage to the ground floor. Retaining the mezzanines would provide an increased floor area, totalling in the region of 36,741 sq.ft. of Gross Internal accommodation.

We attach floor plans of the existing layout for reference purposes.

PARKING

The unit benefits from ample parking around the perimeter of the building, equating to 26-32 car spaces.

It should be noted that all commercial trucks and articulated lorries will only have access to the building via La Rue Sinnatt and only domestic cars shall be permitted access around the building.

TENURE

The premises are currently leased out to C5 on a lease that is due to expire on 25 December 2022, at a passing rental of £322,414.31 per annum. It should be appreciated C5's only obligations upon expiry of the lease are to remove all loose fixtures, fittings and furniture and clean the entire unit.

PRESENT POSITION

The building is available as currently laid out.

The premises are available freehold.

PRICE

Offers invited in excess of £4m.

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OCCUPATION

Potential for occupation from the third quarter of 2022 onwards by negotiation.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the Lessor.

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**

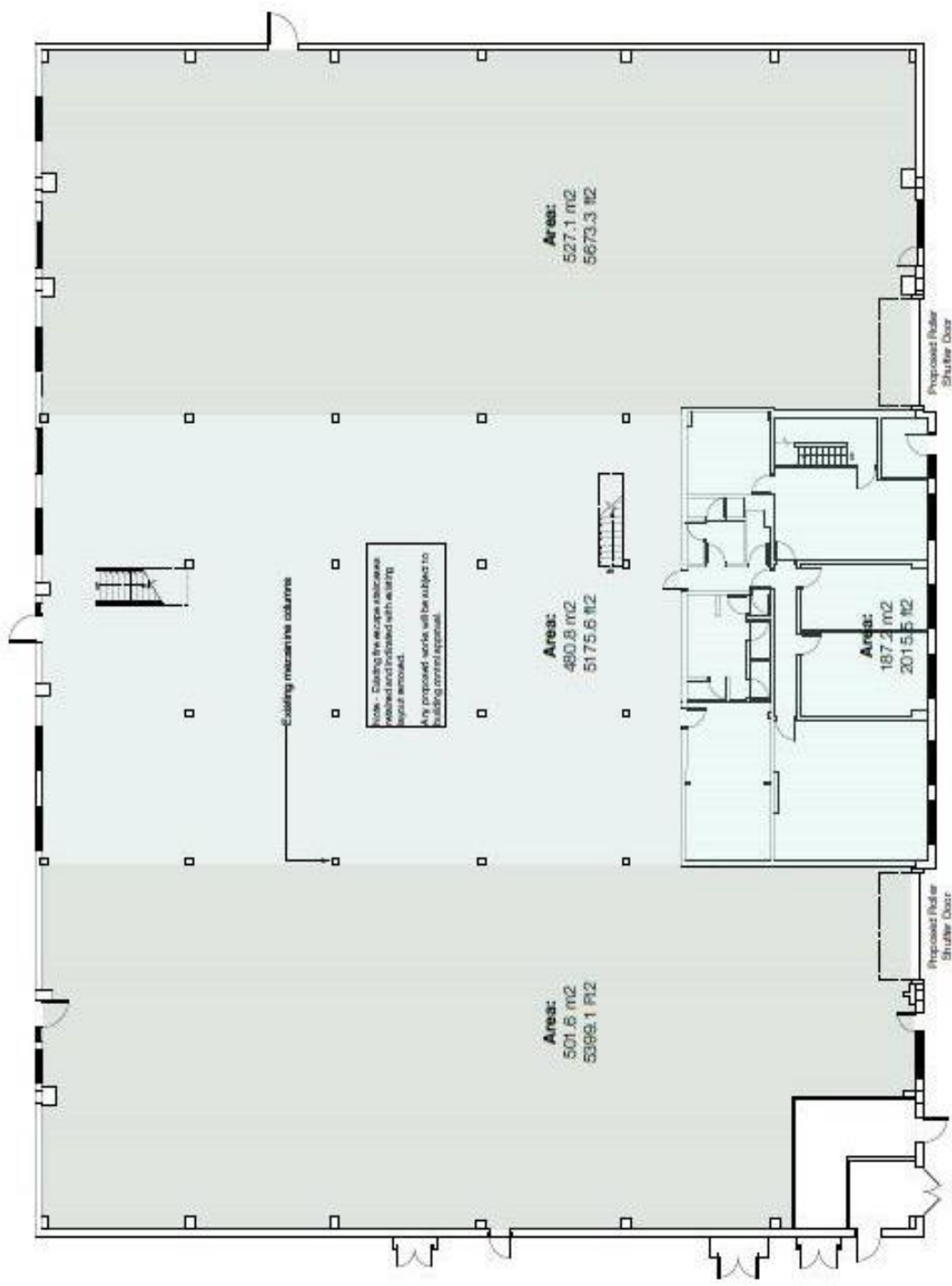
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Website: www.sarreandcompany.co.uk

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



GENERAL ARRANGEMENT PLAN
 Ground Floor - GA - Striped Out
 Scale 1:100 @ A1 / 1:200 @ A3



Check all dimensions on this plan against the site plan. The architect is not responsible for any discrepancies between the site plan and the architectural drawings. The architect is not responsible for any discrepancies between the site plan and the architectural drawings. The architect is not responsible for any discrepancies between the site plan and the architectural drawings.

NOTE:
 Drawing to be read in conjunction with the stamped approved By-Laws Specification Document ref: 1058-0-pac-02
 It is the contractor's responsibility to ensure that all dimensions are obtained from the drawings.

Revision	Date	By	Checked By

eddp eddott design partnership

Ed D. P. Architects
 100 High Street
 2nd Floor
 2000

Client: GC
 Project No: 1302-0-01
 Drawing No: 1302-0-01
 Scale: 1:100
 Date: 27/11/20
 No: 1302-0-01/001

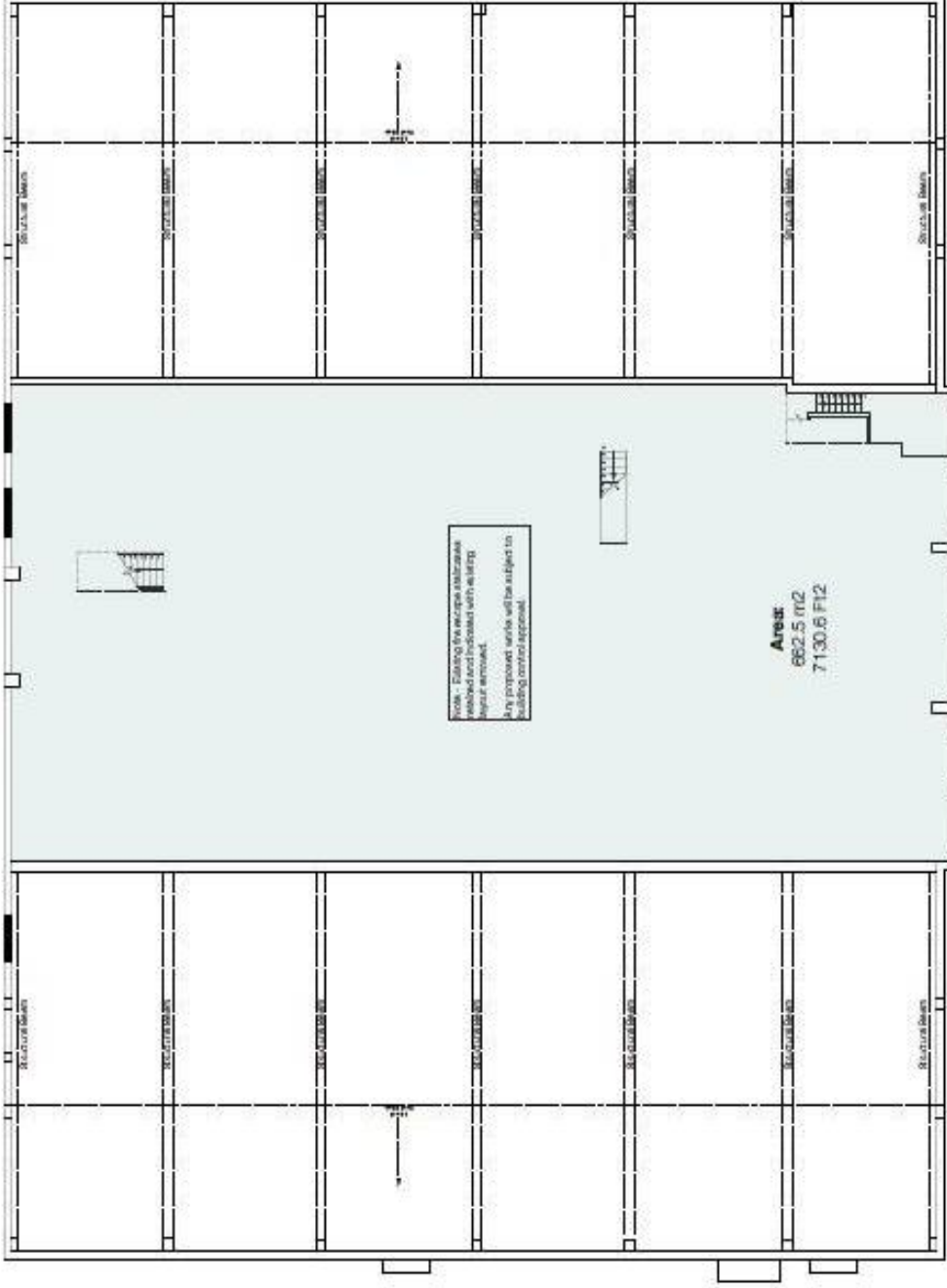
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 100 High Street
 2nd Floor
 2000



GENERAL ARRANGEMENT PLAN

First Floor - GA - Striped Out

Scale 1:50 @ A1 / 1:100 @ A3



Check all dimensions to the 'face' of elements unless otherwise stated. The contractor shall be responsible for all work shown on this drawing. All dimensions are given in millimeters unless otherwise stated. The contractor shall be responsible for all work shown on this drawing. All dimensions are given in millimeters unless otherwise stated. The contractor shall be responsible for all work shown on this drawing. All dimensions are given in millimeters unless otherwise stated.

NOTE:
Drawing to be read in conjunction with the structural drawings and specifications. Documents ref: 1000-0406-01. It is the contractor's responsibility to ensure that all documents are obtained from the designer.

Rev	Description	Date
01	Issue for tender	12/01/2024
02	Issue for construction	12/01/2024
03	Issue for construction	12/01/2024
04	Issue for construction	12/01/2024
05	Issue for construction	12/01/2024
06	Issue for construction	12/01/2024
07	Issue for construction	12/01/2024
08	Issue for construction	12/01/2024
09	Issue for construction	12/01/2024
10	Issue for construction	12/01/2024

eddp eddit design partners

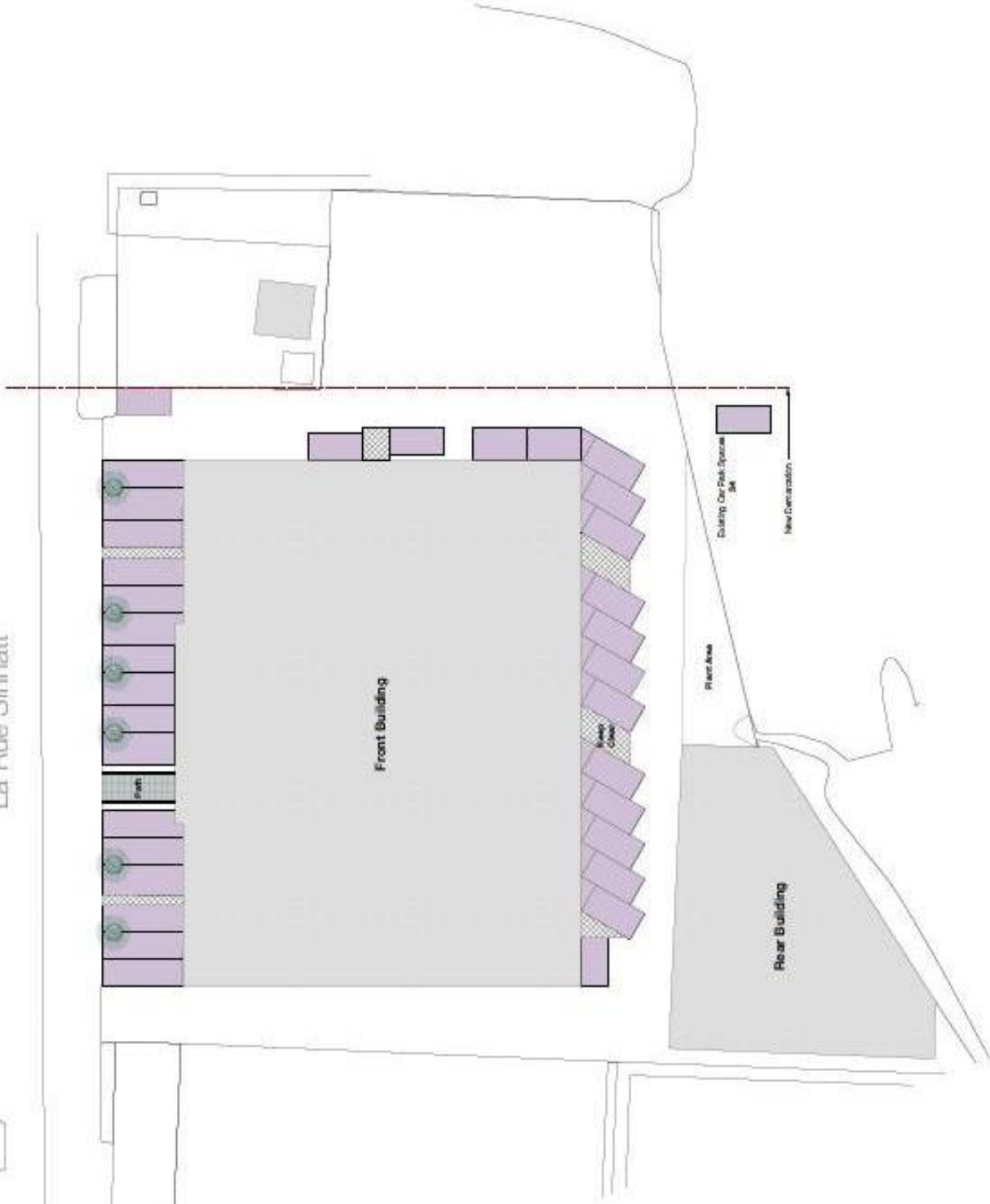
14 Southgate
Apt 10/10
1000-0406-01

Client: SAC
Project Name: 1000-0406-01
Issue: 01 of 10
No: 1000-0406-01-001

Working Title: 1000-0406-01
Drawing No: 1000-0406-01-001



La Rue Sinnatt

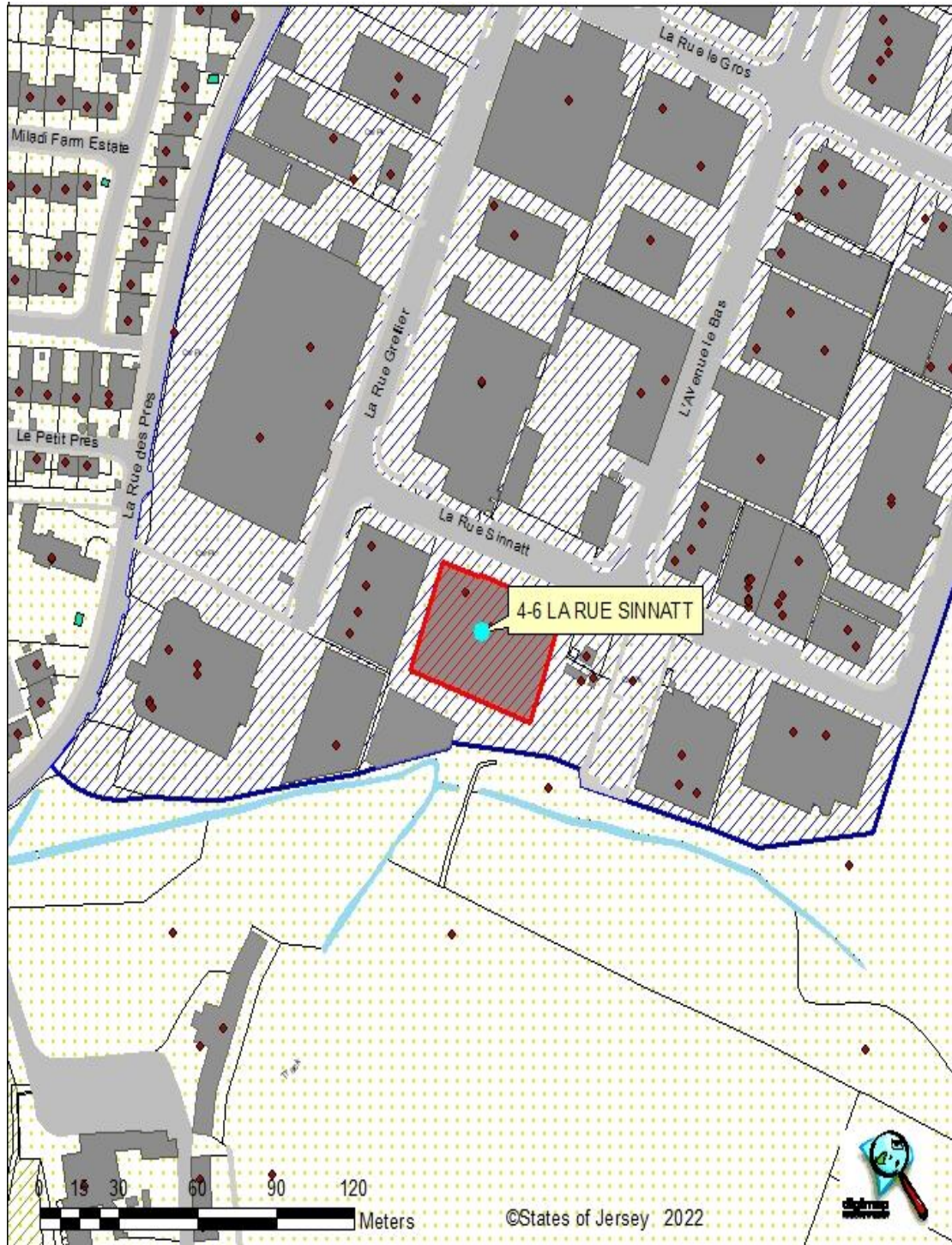


GENERAL ARRANGEMENT PLAN
 Site Plan- GA - As Existing

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