



Unit C, Centenary Court, La Grande Route De St. Pierre, St. Peter

£49,250 pa

BROADLANDS
COMMERCIAL



Unit C Centenary Court, La Grande Route De St. Pierre

St. Peter, Jersey

- Warehouse 3,400 sqft (315.87 sq.m)
- Approx Eaves Height of 6m
- Reinforced concrete floor (with powder coated finish)
- Heavy duty three phase power supply
- £49,250 pa
- 9 parking spaces
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com
- Sole Agent



Location

Centenary Court is one of Jersey's premier industrial estates and it is located on the eastern side of La Grande Route de St Pierre, just north of St Peter's Village and it is opposite the St Peter's Technical Park. La Grande Route de St Pierre is one of Jersey's main arterial routes, providing the site with excellent communications with the airport, harbour and rest of the island.

Other occupiers in the vicinity include M&S Simply Food, Boots, Millennium Windows, Pentagon, Jersey Post, Mitchells, Newtel and many others.

Description

Built in 2008, this warehouse is constructed to modern standards with steel portal frame, reinforced concrete floor with power floated finish and insulated profile cladding. The unit comprises an L-shaped light-industrial unit. The eaves height totals approximately 6 metres and the unit also benefits from 2 electrically operated roller shutter doors, one on the northern elevation and another to the eastern elevation. There is also an inter-connecting office pod. There are WC facilities within the unit.

There is a private parking area directly next to the north of the warehouse along with communal customer parking for the estate.

Accommodation

The gross internal area of the unit is 3,400 sq ft (315.87 sq.m).



Availability

The Property is available and subject to completion of the legal formalities.

Lease Terms

The property is available by way of an assignment or sub-letting of the existing lease which ends on 30 November 2033.

There is a service charge to cover the communal costs including management, landscaping, signage, drainage etc.

Prospective tenants will be required to provide an acceptable guarantee or proof of covenant strength.

Rent

The premises are available at a rental of £49,250 per annum inclusive 9 car spaces.

All rentals quoted 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 cost incurred in the letting of this property.

Viewing

Strictly by appointment with the Lessor's sole agent.

Nick Trower MRICS Director – Commercial

T. +44 (0)1534 880770

M. +44 (0)7797 751558

nick@broadlandsjersey.com

www.broadlandsjersey.com



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