



**Le Vier Mont Ruelle de Grantez, St. Ouen**

**£24,000 pa**

**BROADLANDS**  
COMMERCIAL



# Le Vier Mont Ruelle de Grantez

St. Ouen, Jersey

- Warehouse for agricultural use
- Gross internal area of 5,927 sq.ft.
- Ample parking on site
- Easy access to St. Ouen's Village
- Please contact Nick on 07797751558 or [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)
- Sole Agent



## Description

The warehouse comprises a rectangular unit of steel frame construction with block construction infill walls and pebble dash facades under a profile metal sheet cladding roof. Internally the unit has solid concrete floors. The warehouse benefits from 2 no. metal roller shutter doors, one to its eastern elevation and one to its southern elevation. The eaves height is roughly 3.8m. There is a large yard surrounding the warehouse providing ample parking.

## Rental

The premises are available at a quoting rental of £4 psf (£24,000 per annum). All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## Location

The property is located off Ruelle de Grantez which is a short distance from Le Mont Pinel which provides access to St. Ouen's Village to the east and St. Ouen's Bay to the west.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice and provides a gross internal area of 5,927 sq.ft.

## Legal Costs

Each party to bear their own legal costs and any other cost incurred in the letting of this property.

## Availability

The premises are available immediately.

## Viewing

Strictly by appointment with the Lessor's sole agent.

Nick Trower MRICS Director - Broadlands Commercial T. +44 (0)1534 874141 M. +44 (0)7797751558 [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)  
[www.broadlandsjersey.com](http://www.broadlandsjersey.com)



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