



30-32 Devonshire Place, St Helier

Rental Price - £51,500 pa

BROADLANDS
COMMERCIAL



30-32 Devonshire Place, Jersey

- Warehouse and Office over two floors
- 5,236 sqft
- Reinforced concrete floor
- Three phase power supply
- 6 parking spaces
- £ 51,500 pa
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com
- Sole Agent

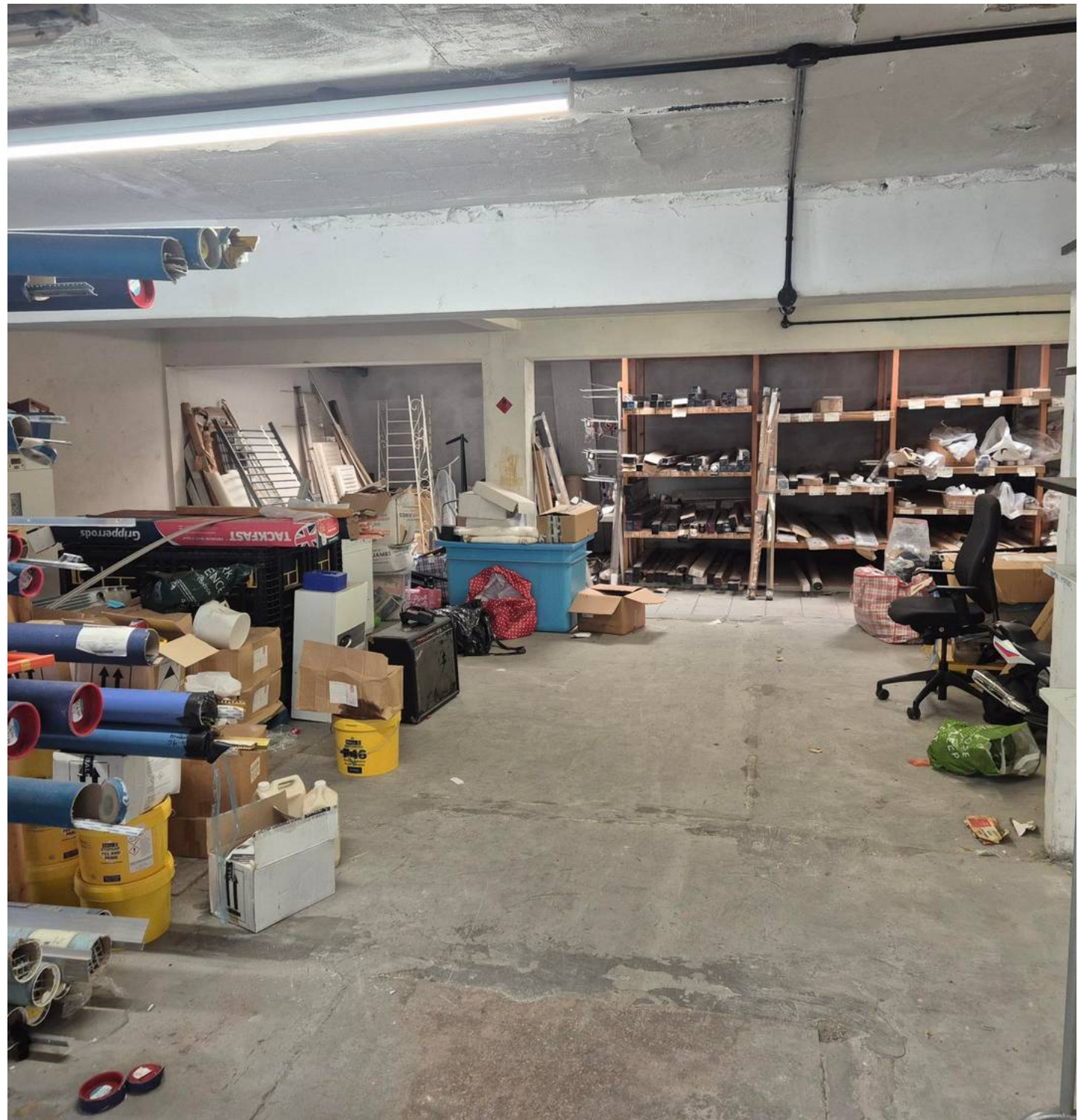
Location

30-32 Devonshire Place is situated on the edge of the centre of St Helier, in a well-connected commercial location. The property is approximately 4.5 miles west of Jersey Airport and 0.7 miles north of Elizabeth Harbour, providing excellent transport links to the airport, harbour and the wider island.

Description

The property comprises a U-shaped light industrial unit and stores arranged over the ground and first floors. The accommodation also includes three separate offices, providing dedicated space for staff and customer-facing operations, together with WC facilities.

The warehouse benefits from three concertina loading doors, with two serving the ground floor and a third providing access to the first floor. Externally, the property includes a private parking and loading area directly in front of the warehouse, offering convenient access for vehicles and deliveries



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas:

Ground Floor Warehouse - 2,509 sq.ft (233.10 sq.m)

Ground Floor Office - 376 sq.ft (34.90 sq.m)

First Floor Warehouse - 2,727 sq.ft (253.30 sq.m)

Availability

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

Lease

The unit is available by way of a new lease on effectively fully repairing and insuring terms. In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

Rent

The premises are available at a rental of £51,500 per annum. This includes the parking 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.

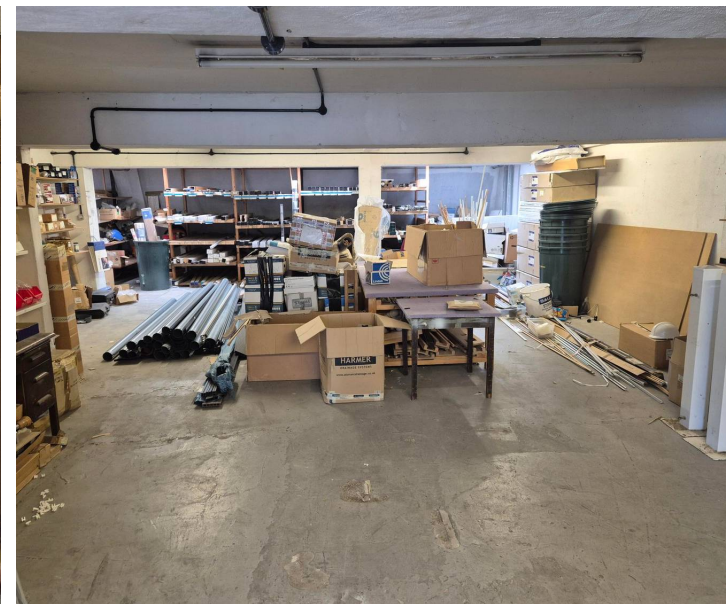
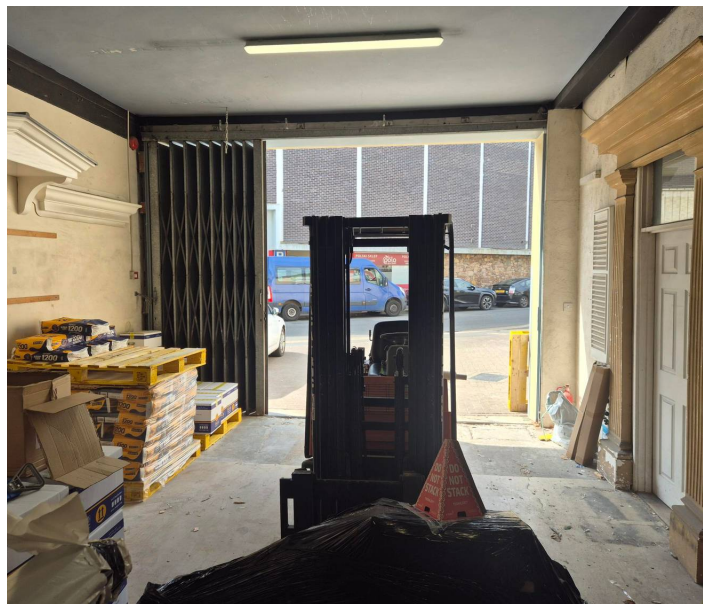
Viewing

Strictly by appointment with the Lessor's sole agent.

Nick Trower MRICS Director - Commercial

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Unless otherwise stated all prices and rents are**

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