



8 St Peter's Technical Park, La Grande Route De St. Pierre
£72,168 pcm

BROADLANDS
COMMERCIAL



8 St Peter's Technical Park

La Grande Route De St. Pierre, St. Peter

- Warehouse 4,954 sq.ft
- Office Pod 1,060 sq.ft
- Approx Eaves Height of 6 M
- Reinforced concrete floor (with power floated finish)
- Heavy duty three phase power supply
- Parking
- £ 72,168 PA
- Sole agent - Nick Trower nick@broadlandsjersey.com or
Guy Gothard guy@broadlandsjersey.com



Location

St Peter's Technical Park is one of Jersey's premier industrial estates. It is located on the western side of La Grande Route de St Pierre, just north of St Peter's Village and opposite the St Peter's Marks & Spencer and Boots stores. 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. The property allows P30 access.

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 eaves height totals approximately 6 metres and the unit also benefits from an electrically operated roller shutter door and inter-connecting office pod.

Accommodation

The approximate gross internal areas are as follows: Unit 8 Warehouse 4,954 sq ft Offices 1,060 sq ft Male & female W.C.s and disabled W.C.

Availability

The unit is available immediately.

Rent

The premises are available at a rental of £72,168 per annum. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.



Lease

The property is available by way of a new nine-year FR&I lease at a rental of £72,168 per annum, payable quarterly in advance, subject to 3 yearly JRPI increases. There is a service charge to cover the communal costs including management, landscaping, signage, drainage etc. The landlord company is registered for GST and all rental and service charge amounts are therefore subject to GST. Prospective tenants will be required to provide an acceptable guarantee or proof of covenant strength.

Legal costs

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

Viewings

Strictly by appointment with the Lessor's joint-sole agents:

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