

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

UNIT 4 AIRPORT CARGO CENTRE THE AIRPORT L'AVENUE DE LA COMMUNE ST PETER



TO LET



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



UNIT 4

AIRPORT CARGO CENTRE

LOCATION

The unit forms part of the Cargo Centre, a modern purpose-built warehouse complex at Jersey Airport.

The Cargo Centre is located off L'Avenue de la Commune, St Peter, within the landside perimeter of the Airport and is close to Quennevais Parade, Red Houses and St Peter's Village. St Helier town centre is about 4.5 miles distant.

DESCRIPTION

The building is of modern steel portal frame construction with concrete slab flooring, insulated metal cladding to the roofs and perimeter blockwork walls.

The unit has an established warehouse/ancillary office use and benefits from the following features:

- Dedicated airside yard
- Full height roller shutter loading door with electric motor (7.0m high x 4.5m wide)
- Loading bay
- Extensive mezzanine level (eaves height 6.8m max)
- Eaves height 9.9m max
- Office, kitchen and toilet facilities
- 3 phase electricity supply
- Mains water and drainage
- 3 x designated car parking spaces

ACCOMMODATION

The Gross Internal Area of the accommodation comprises:

| | |
|------------------------|--------------|
| Ground floor warehouse | 3,024 sq.ft. |
| Ground floor office | 608 sq.ft. |
| Ancillary office | 210 sq.ft. |
| Mezzanine A | 1,055 sq.ft. |
| Mezzanine B | 2,547 sq.ft. |
| Yard | 4,365 sq.ft. |

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TENURE

The unit is offered, subject to contract, by way of new nine year (or longer) effectively fully repairing, insuring and rate paying lease at a commencing rent of £80,000 pa exclusive of GST, Parochial rates and utilities.

Rent reviews will be conducted on a triennial basis to open market rent.

An ancillary pro-rated service charge will be levied in the usual fashion to cover the security, upkeep and maintenance of the common parts of the estate as well as managing agent's fees and estate insurance.

The Lessee will at all times during the course of the lease be bound by the Approved Code of Practice on Health and Safety in the Airport and any subsequent amendments/revisions.

Restricted to airport connected businesses only.

ASKING RENTAL

£80,000 per annum.

OCCUPATION

Immediately upon completion of legal formalities.

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.

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VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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E-mail: property@sarreandcompany.co.uk

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

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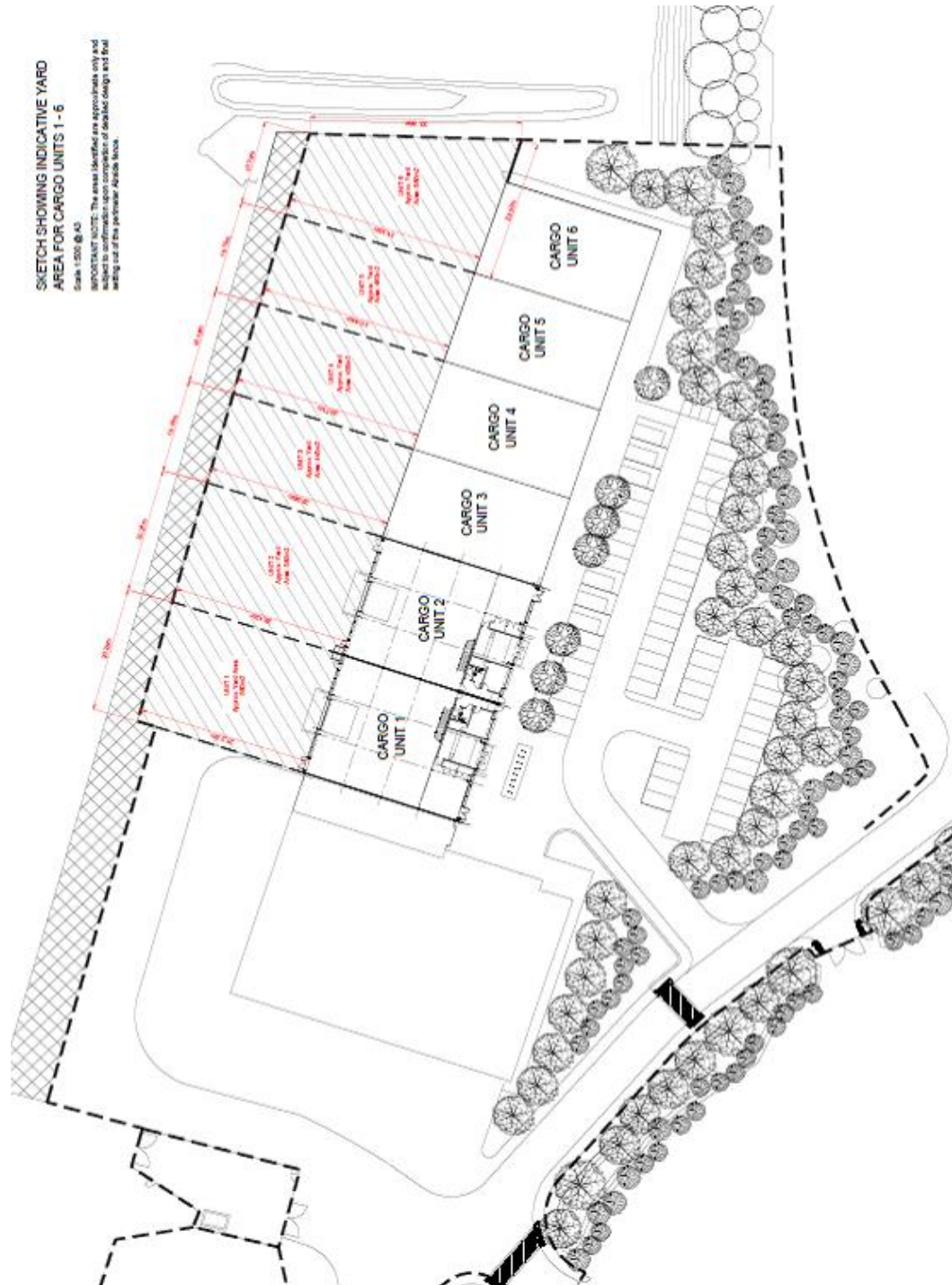
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Digimap Address Locator

