COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY

NEW DEVELOPMENT
PHASE 4
SPRINGSIDE INDUSTRIAL ESTATE
TRINITY

6,677 SQ.FT. UP TO 18,971 SQ.FT. PLUS AMPLE PARKING
TO LET

PHASE 4
SPRINGSIDE INDUSTRIAL ESTATE

LOCATION

The Springside commercial Warehouse and light industrial Estate is located in the parish of Trinty. More specifically the estate is situated off the South side of La Rue de la Monnaie.

We attach a location plan for reference purposes.

DESCRIPTION

Phase 4 will comprise one stand-alone unit capable of sub-division. The building is of modern steel portal frame construction with concrete slab flooring, block-work walls to the height of two metres and the insulated metal cladding to the roof. Each of the units will benefit from the following general specification:

- Full height roller shutter doors and loading bays;
- 3 phase electricity supply;
- Mains water and drainage;
- P30 access 24/7;
- Designated external parking.
- Lighting
- WC Facilities

A**CCOMMODATION**

The approximate total Gross Internal Area of the space is 18,971 sq.ft which can be split up into units from 6,677 sq.ft.

TENURE

The premises are available on 9 or 15 year fully repairing and insuring style leases and subject to 3 yearly rent reviews to Open Market Value.

PHASE 4
SPRINGSIDE INDUSTRIAL ESTATE

ASKING RENTAL

£13 per sq.ft.

OCCUPATION

Available on completion of the development, circa 12 months.

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.

VIEWING

By contacting the vendor's sole agent:

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

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PASE 4
SPRINGSIDE INDUSTRIAL ESTATE

La Rue de la Monnaie

La Rue de la Monnaie

Phase 4
Springside Industrial Estate

RJA & HS

70   140   210   280 m

1:2,811.0502

Map data ©Govenment of Jersey 2024