

WAREHOUSE UNIT

LA RUE DE LA PIECE MAUGER | TRINITY



STORAGE TO LET

- 1,500 Sq.Ft
- Office & W.C.
- Parking & Yard
- £22,500 Per Annum

LOCATION

The Property is located off La Rue de la Piece Mauger in the Parish of Trinity. Jonathan Le Maistre Tree Surgery, Eastern Garden Machinery, Peacock Farm Stores and Jersey Zoo are nearby. We attach a location plan for reference purposes.

DESCRIPTION

The Property is accessed via a concrete driveway off La Rue de la Piece Mauger and comprises a small, block-built storage-warehouse with adjacent yard area. Access into the Property is via a large timber door.

The Property is fully insulated, has a concrete floor, 3-phase electricity supply and water supply. The interior provides mainly open floor space together with a partitioned office and W.C. to the rear. A large car-parking / yard area sufficient for parking multiple vehicles is immediately adjacent.

- **Easy Access**
- **3-Phase Electricity Supply**
- **Water Supply**
- **Large Car-Parking / Yard Area**
- **Immediately Available**

ACCOMMODATION

The ground floor of the Property have been measured in accordance with the RICS Code of Measuring Practice and provides approximately 1,500 Sq.Ft. Gross Internal Area:

USE

The Property may be used for storage purposes only. Alternative uses closely linked to storage may be approved by the head-landlord on application.

AVAILABILITY

The Property is available immediately by way of assignment or sub-letting of the existing lease.

LEASE TERMS

The Property is subject to a 5-year lease which commenced on 20th December 2021. There is a Lessee break-option on 20th December 2024, subject to 6-months notice. Passing rent is £22,500 p/a. A longer lease term may be available subject to negotiation with the head-landlord.



LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred, whether or not a transaction completes.

VIEWING

By contacting **Jonathan C Quérée MRICS** or **Lucy Schooling MRICS** at Quérée Property Consultants Ltd.

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Location Map

