



Maillard  
& Co

£ 69,216

Warehouse, La Rue des Landes

To Let



6980 Sq Ft

Modern warehouse

Parking for 6 cars

1,225 sq ft mezzanine

Excellent ridge & eaves heights

Suitable for dry storage

5,755 sq ft at ground floor

P30 access

## Property details

### LOCATION

The property is located on La Rue des Landes in St John.

### DESCRIPTION

The premises consist of a modern warehouse with the following general specification:

- Vehicle entrance door (4.9m clearance)
- Column free space
- Good eaves height (6m)
- Excellent ridge height (8.5m)
- Parking for 6 vehicles (additional by negotiation)
- 3 phase electricity

### ACCOMMODATION

The approximate Gross Internal Area of the available space is 5,755 sq.ft.

There is also a mezzanine floor extending to 1,225 sq.ft.

### USE

The premises are passed for commercial dry storage.

Operations and access is between the hours of 7.30am - 6.30pm seven days a week.

### TENURE

The premises are available on a fully repairing and insuring style lease for a duration of up to 9 years, subject to 3 yearly rent reviews in line with JRPI.

### QUOTING RENTAL

Ground floor £10.75 psf

Mezzanine £6 psf

### OCCUPATION

T: 01534 880 880 • [commercial@maillardandco.com](mailto:commercial@maillardandco.com)

Immediately on completion of legal formalities.

To Let

## LEGAL COSTS

Each party to bear their own legal costs

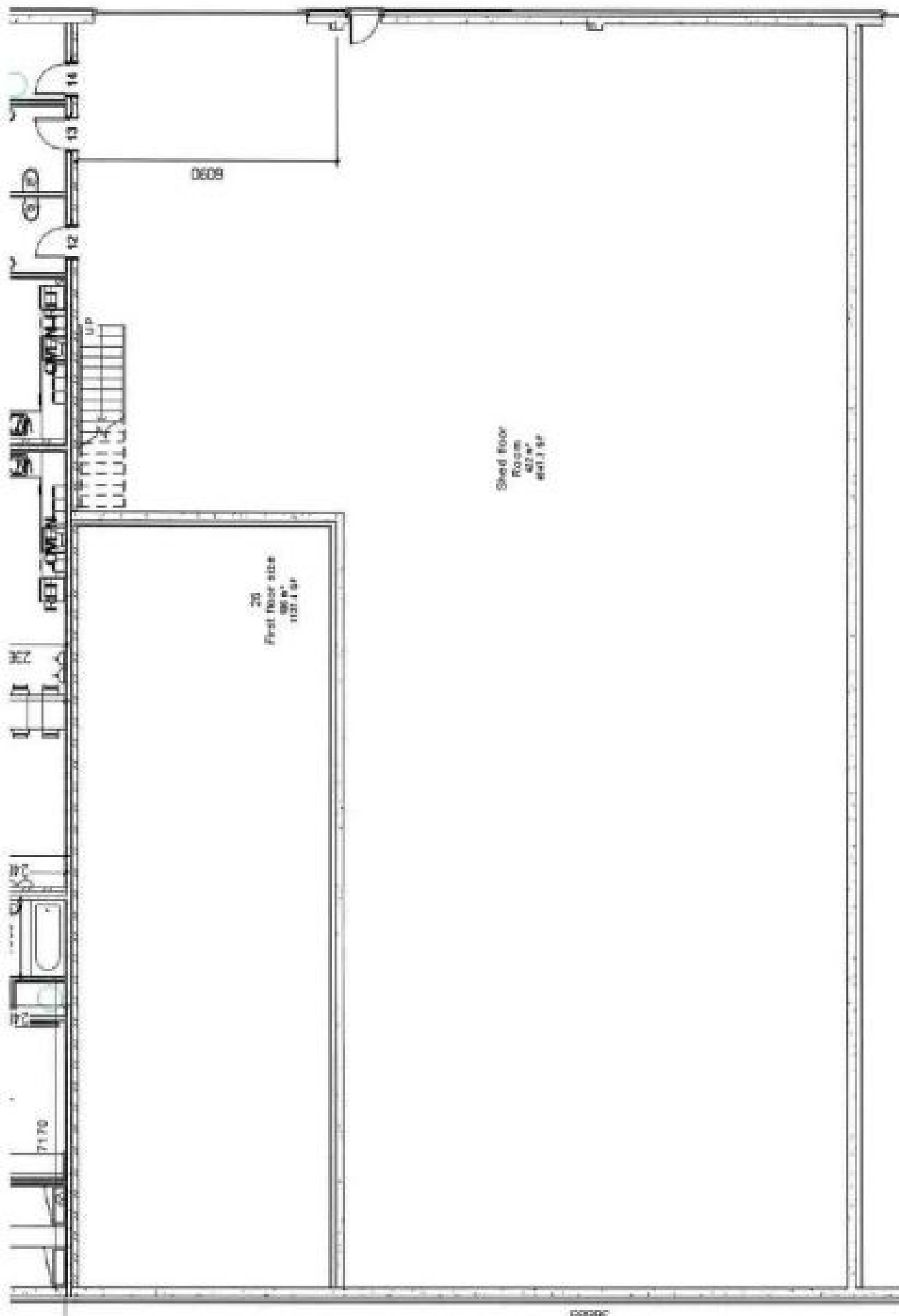
Modern warehouse - suitable for dry storage c. 5,755 sq ft

Mezzanine 1,225 sq ft

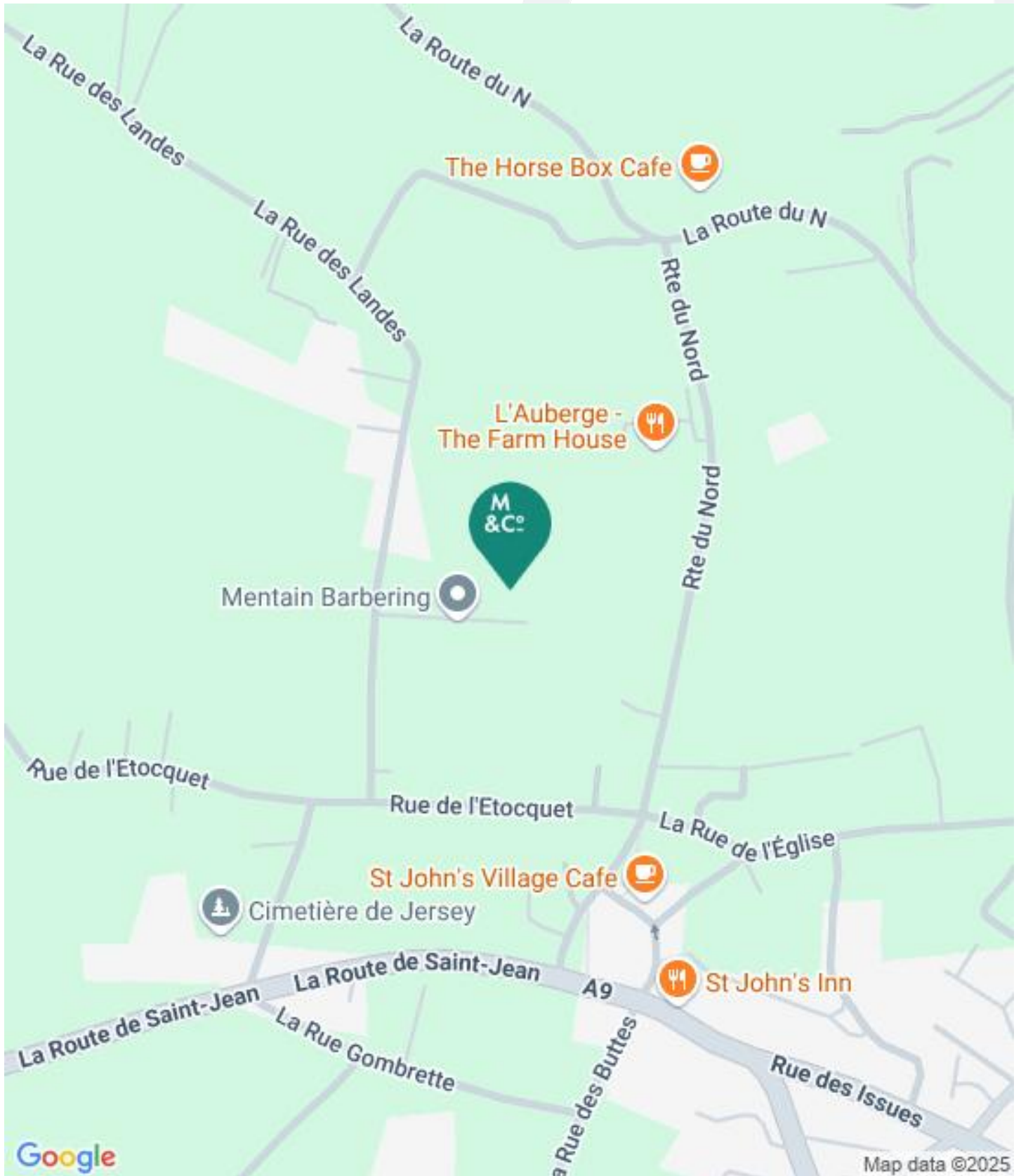
External parking for 6 vehicles













## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



**Maillard  
&C<sup>o</sup>**

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