



Maillard  
& Co

£ 85,000

Unit 1, Le Breton Lane

To Let



6695 Sq Ft

6,695 sq ft

Available from October

External parking available (additional charge)

Storage / light industrial use

Column-free open plan layout

Town centre location

Three phase power supply

Versatile Space

P30 Access door

Scope to fit a mezzanine

## Property details

### LOCATION

Unit 1 is located on Le Breton Lane on the eastern fringe of St Helier town centre, and is close to St James Centre and Jersey Heritage Archive. The location provides easy access to St Saviour's Road, the ring road and beyond.

### DESCRIPTION

Unit 1 is accessed directly off Le Breton lane via a large goods door which is suitable for P30 access. The ground floor unit which is in move-in condition has an open-plan column layout free making it a high versatile space. With an eaves height of 5.47 metres and ridge height of 8.20 metres the installation of a mezzanine space would be possible.

The unit is well lit with HID lighting and also benefits from a ventilation / fan system, three phase power supply with multiple sockets, male and female WCs and a fire alarm system.

While the unit benefits from a storage / light industrial usage, preference will be given to storage or light-touch industrial operators.

External parking can be provided nearby subject to negotiation.

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Areas:

- Ground floor: 6,695 Sq.Ft / 621.94 sqm

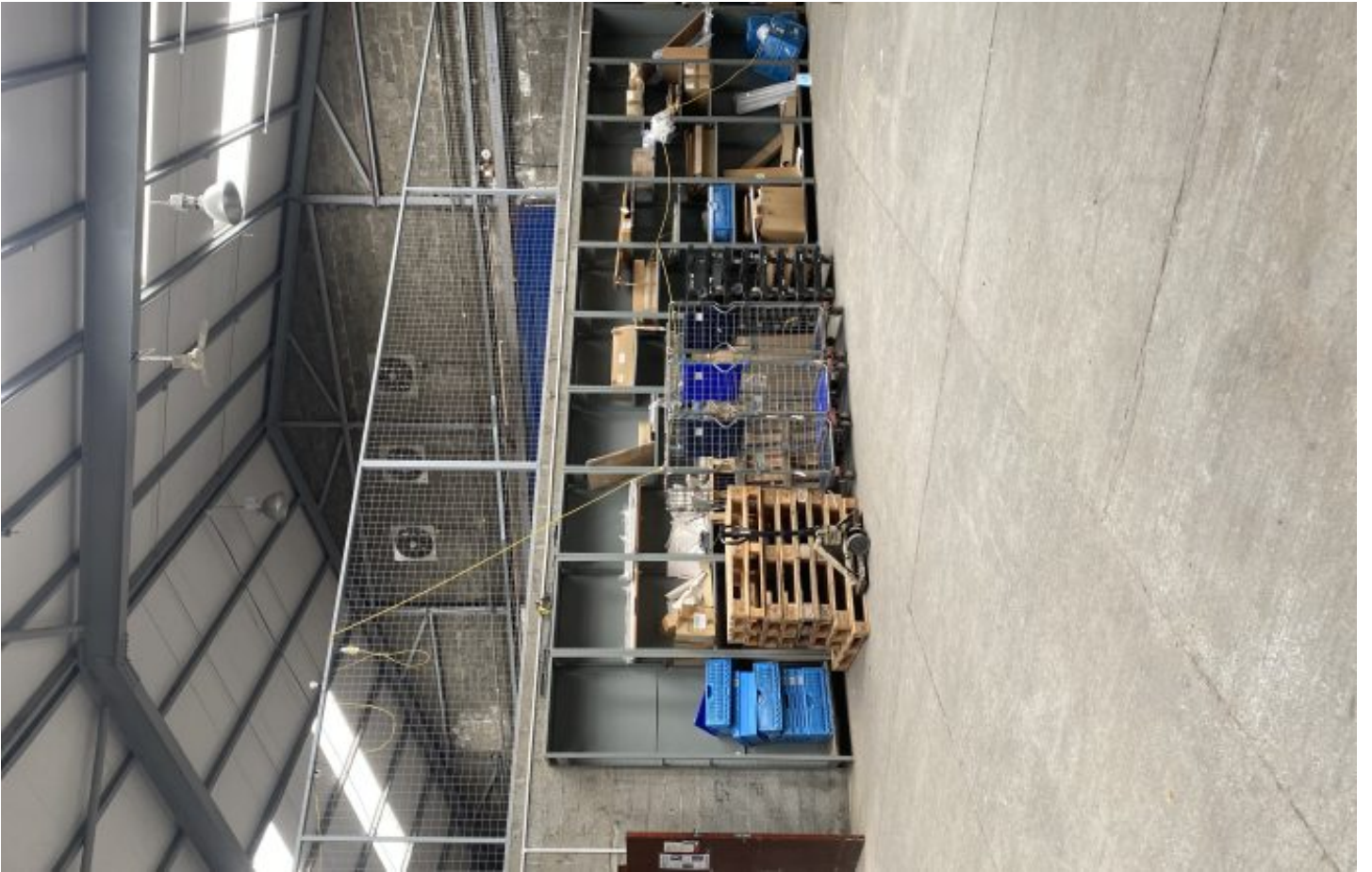
### LEASE TERMS

Unit 1 is available from October 2024 to lease, subject to a new 9-year IRI lease at a commencing rent of £85,000 pa.

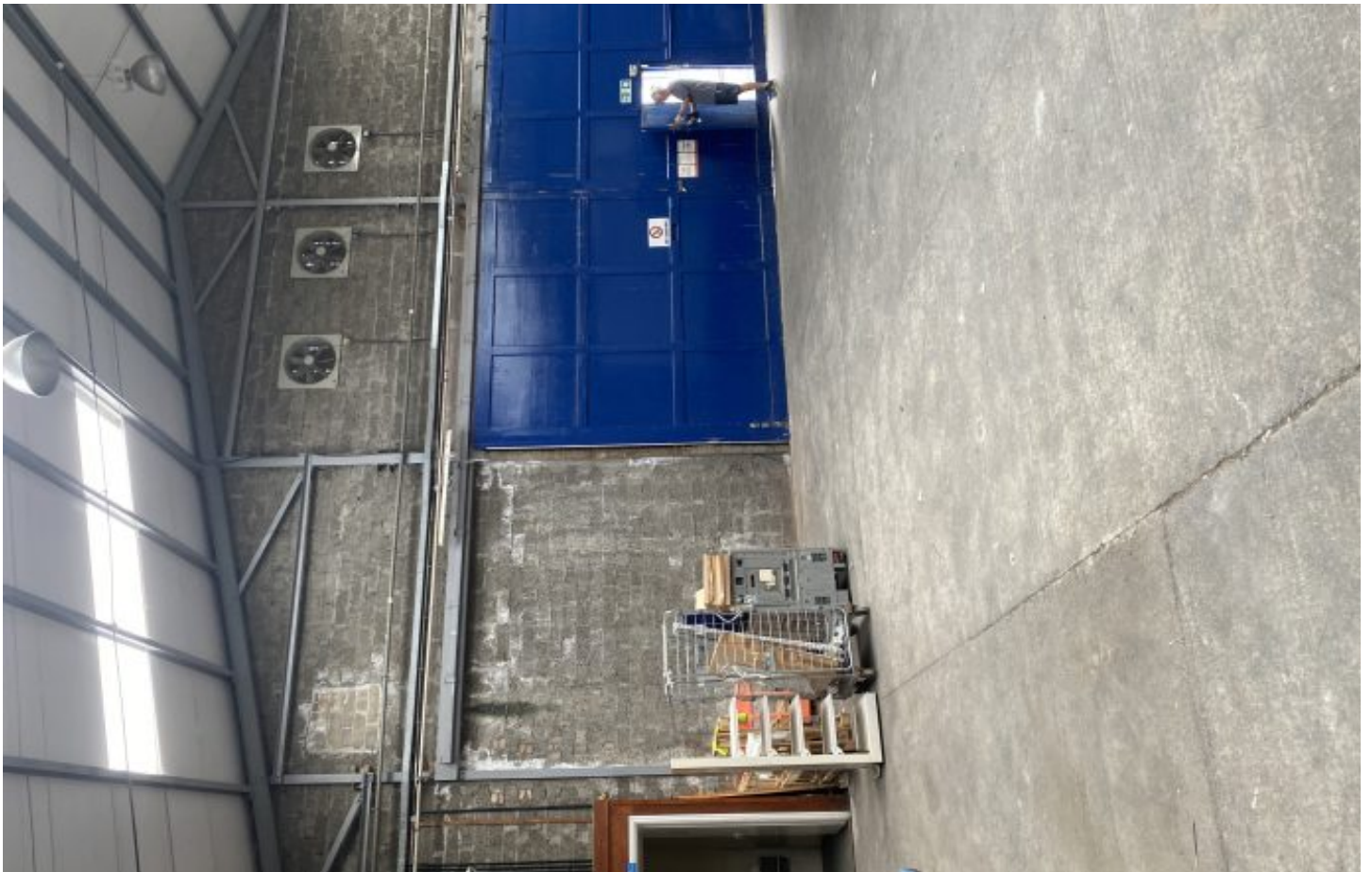
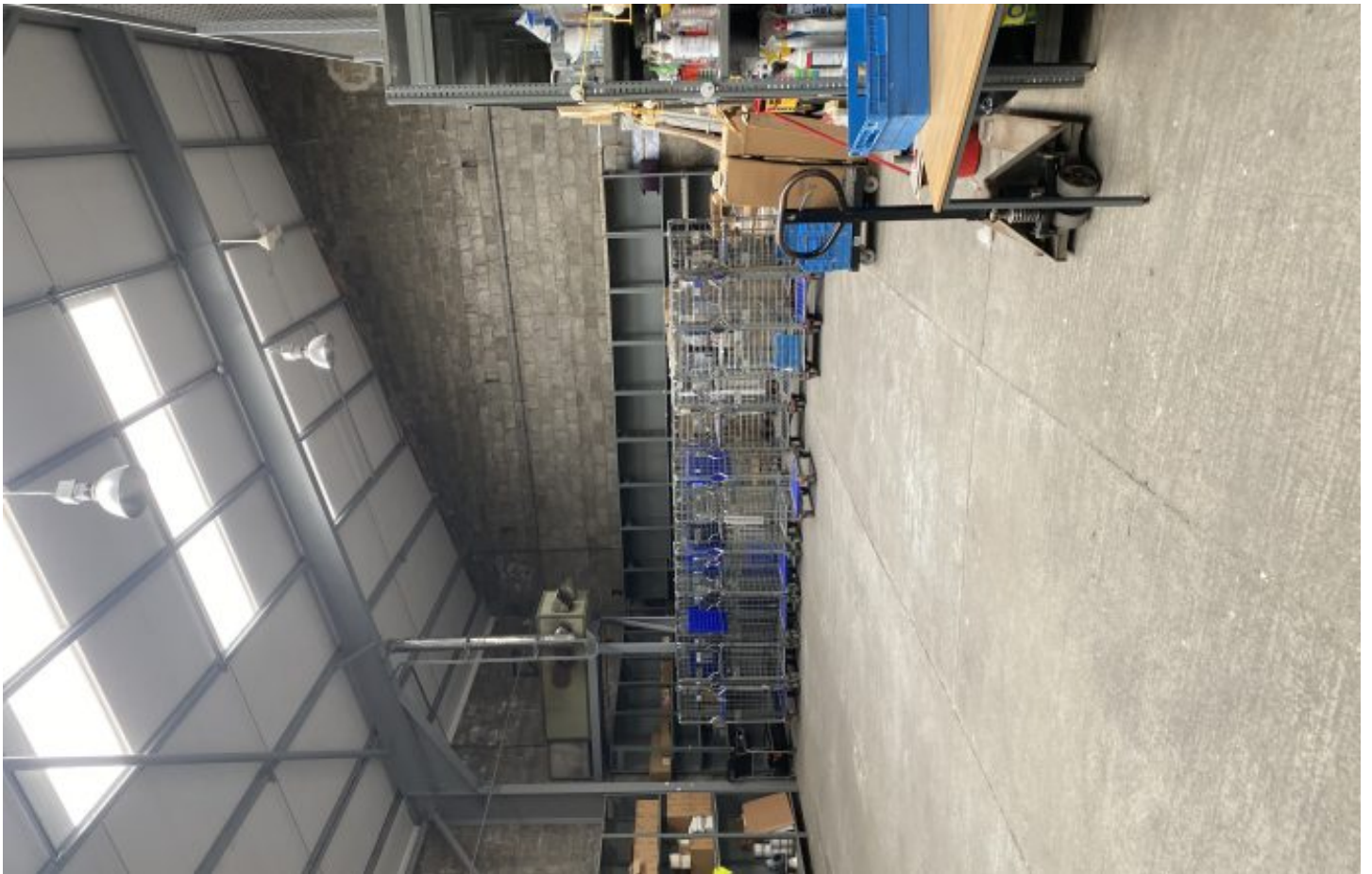
### LEGAL COSTS

Each party is to bear their own legal cost and any other costs incurred with the letting of this property whether or not a transaction completes.

Large Warehouse - central St Helier

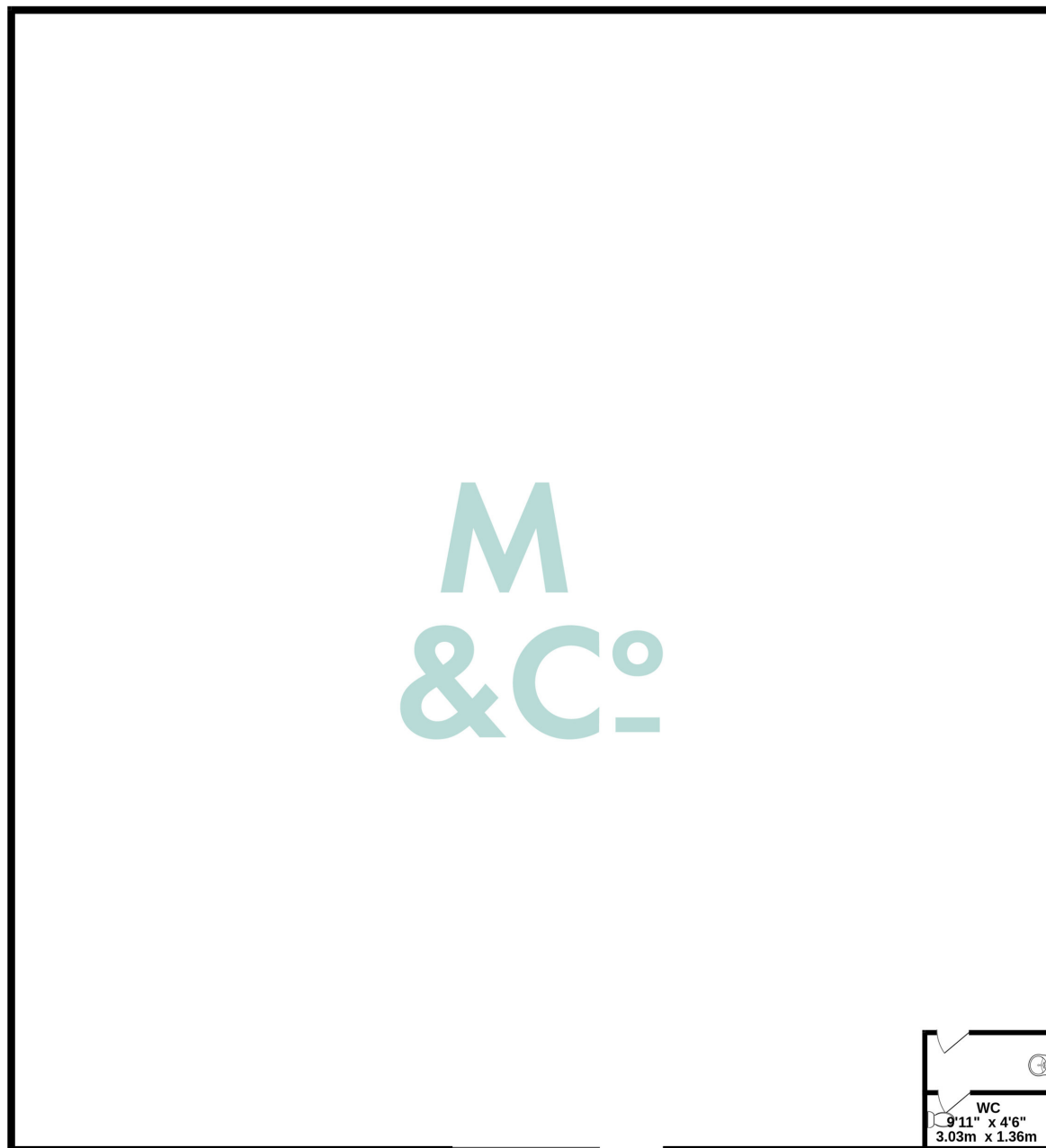








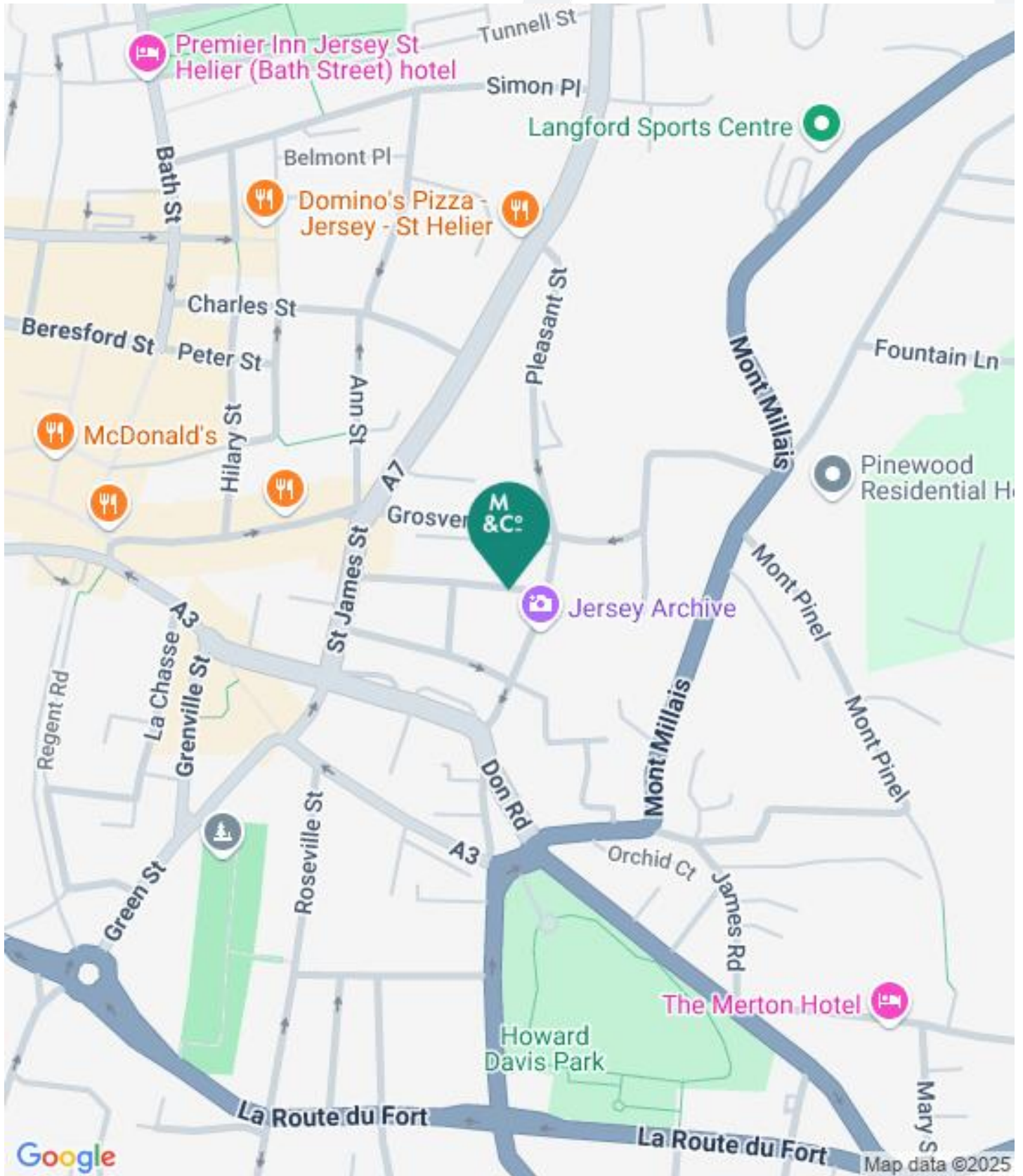
GROUND FLOOR  
7215 sq.ft. (670.3 sq.m.) approx.



TOTAL FLOOR AREA : 7215 sq.ft. (670.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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[commercial@maillardandco.com](mailto:commercial@maillardandco.com)

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[www.maillardandco.com](http://www.maillardandco.com)

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01534 880 880