



Ground & First Floor, Devonshire Place, St. Helier

Guide Price £695,000

BROADLANDS
COMMERCIAL



Ground & First Floor, Devonshire Place

St. Helier, Jersey

- Warehouse and Office over two floors
- 5,236 sqft
- Reinforced concrete floor
- 5 parking spaces
- Asking price - £695,000
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com
- Sole Agent



Location

30-32 Devonshire Place is situated on the edge of the centre of St Helier, in a well-connected commercial location. The property is approximately 4.5 miles west of Jersey Airport and 0.7 miles north of Elizabeth Harbour, providing excellent transport links to the airport, harbour and the wider island.

Description

The property comprises a U-shaped light industrial unit and stores arranged over the ground and first floors. The accommodation also includes three separate offices, providing dedicated space for staff and customer-facing operations, together with WC facilities. The warehouse benefits from three concertina loading doors, with two serving the ground floor and a third providing access to the first floor. Externally, the property includes a private parking and loading area directly in front of the warehouse, offering convenient access for vehicles and deliveries.

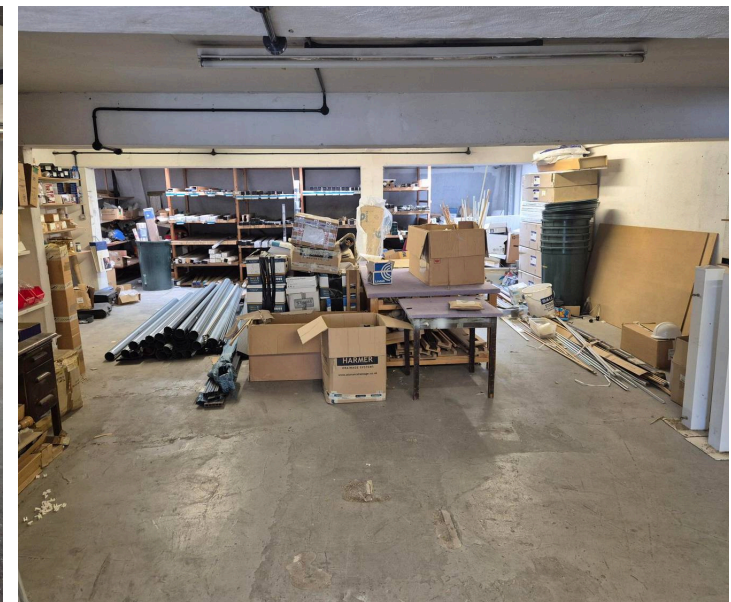
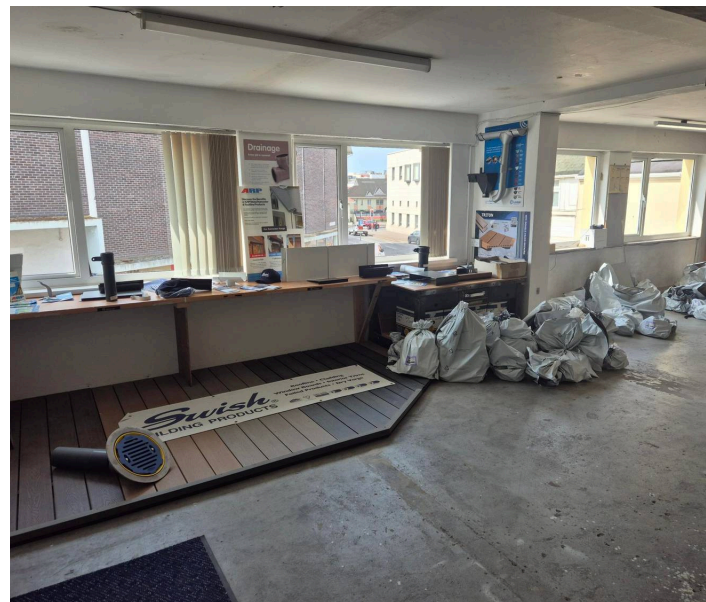
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate gross internal floor areas: -

Ground Floor Warehouse - 2,509 sq.ft (233.10 sq.m)

Ground Floor Office – 376 sq.ft (34.90 sq.m)

First Floor Warehouse – 2,727 sq.ft (253.30 sq.m)



Availability

The Property is available immediately, subject to completion of the legal formalities and the property will be provided with vacant possession.

Asking Price

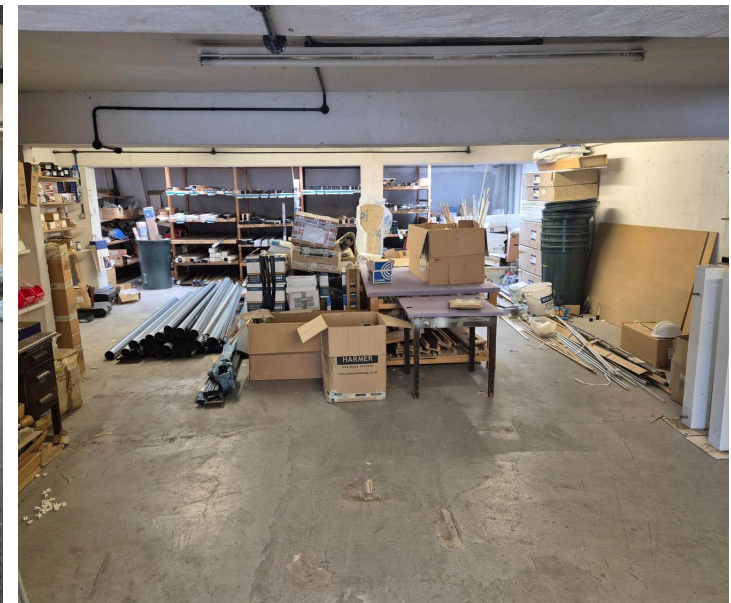
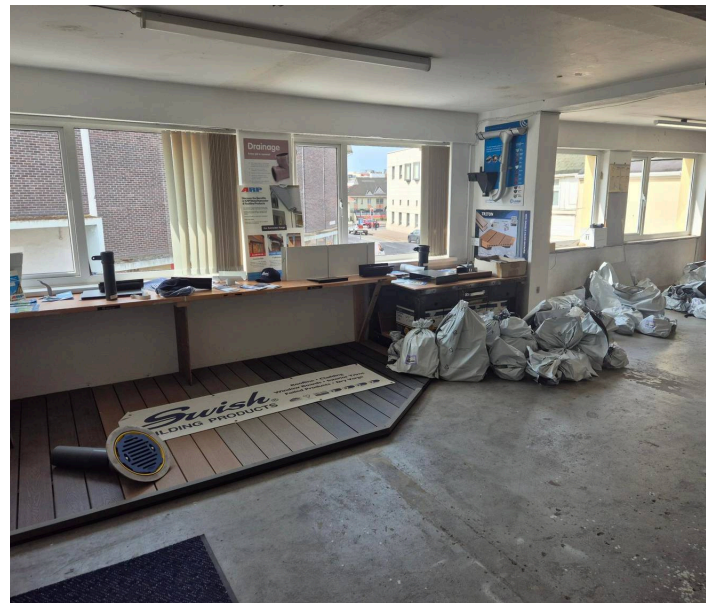
The opportunity exists to acquire the freehold interest of the property, subject to any lease agreements, for a consideration of £ 695,000 exclusive of GST as applicable.

Legal Costs

Each party to bear their own legal costs and any other cost incurred in the sale of this property.

Viewing

Strictly by appointment with the Lessor's sole agent. Nick Trower
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- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
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