

PRIME LIGHT INDUSTRIAL/ WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**BAYS 3 AND 4
PLOT 2 L'AVENUE LE BAS
RUE DES PRES TRADING ESTATE
ST SAVIOUR**



**LIGHT INDUSTRIAL/ WAREHOUSE AND
OFFICES PLUS ANCILLARY STORAGE
29,517 SQ.FT.**

**PLUS 18,730 SQ.FT. YARD SPACE
AND PARKING**

FOR SALE



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
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BAYS 3 AND 4 L'AVENUE LE BAS RUE DES PRES TRADING ESTATE

LOCATION

The property is situated at Rue des Prés Trading Estate, the Island's leading industrial and warehousing estate, located to the east of St Helier in the Parish of St Saviour.

The property occupies a prominent position close to the main entrance to the Estate and benefits from direct access via two entrances off L'Avenue le Bas. A site plan and location plan are enclosed for reference.

DESCRIPTION

The property comprises two substantial bays of purpose-built, light industrial and warehouse accommodation, incorporating ancillary office space. The buildings are of steel-frame and blockwork construction, with external elevations comprising a combination of glazing and corrugated metal sheeting, beneath pitched corrugated metal sheet roofs incorporating various solar panel installations.

The buildings underwent comprehensive refurbishment in 2017.

Bay 3

The accommodation is currently configured predominantly as open-plan light industrial space with ancillary offices. The property is occupied and operated by the current tenant as a vehicle repair centre and benefits from the following amenities:

- 3 phase power supply
- Concrete floor (high floor loading capacity)
- Roller shutter access door
- Good eaves height
- Column free space
- Male and female WC facilities
- Offices to front

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Bay 4

The accommodation is currently configured predominantly as storage, training rooms and offices at ground and mezzanine floor level. The property is occupied by a facilities management company and benefits from the following amenities:

- 3 phase power supply
- Concrete ground floor (high floor loading capacity)
- 2 roller shutter access doors
- Part A/C part Electric heating
- Carpet/vinyl floor coverings
- Several private offices and boardrooms
- Customer and staff facilities
- Ground floor reception areas
- Generally in good condition

ACCOMMODATION

The approximate Gross Internal Areas of each bay are as follows:

Entity	Bay 3 (SQ.FT.)	Bay 4 (SQ.FT.)
Ground Floor	9,298	9,074
First Floor	2,434	8,711
Total	11,732	17,785

Total Gross Internal Area = 29,517 sq.ft.

We attach a detailed breakdown of each bay and use.

PARKING

Currently the site benefits from 50+ car spaces along with ample access and circulation space.

USE

Being on Jersey's premier industrial estate, the premises are suitable for virtually any form of light industrial use, subject to planning. Currently however, the premises are being used for vehicular servicing, offices and storage.

BAYS 3 AND 4 L'AVENUE LE BAS RUE DES PRES TRADING ESTATE

TENURE

The premises are available for sale Freehold.

The current leases expire in July 2027, and the Property is potentially available with vacant possession thereafter.

The passing rental in total under the two current fully repairing and insuring leases is £283,200 per annum, which is deemed to be conservative in today's market.

ASKING PRICE

POA.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the Vendor's sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

**Tel: 01534 888848
Fax: 01534 888849**

**E-mail: property@sarreandco.com
Website: www.sarreandco.com**

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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(internal measurements per MAC drawings April 2026)

Floor	Area	SqM	Sq.Ft.	Floor	Area	SqM	Sq.Ft.
Ground	Open plan warehouse	183.7	1977	First	Mezzanine Store	281.3	3028
Ground	Secure shredding	73.8	794	First	Office	13	140
Ground	Storage	98	1001	First	Meeting Room	13	140
Ground	Secure cash	73.5	791	First	Boardroom	16	172
Ground	Storage	31.3	337	First	Meeting Room	13	140
Ground	Storage	20.6	222	First	Office	12	125
Ground	Storage	20.6	222	First	Open Plan Office Space	91.6	986
Ground	WCs	15.3	165	First	Open Plan Office Space	76.4	822
Ground	Staff Room	21.3	229	First	Storage	3.8	41
Ground	Training Room	26.1	281	First	Escape Stair 1		
Ground	Cupboard	9.1	98	First	Escape Stair 2		
Ground	Unloading	33.6	362			519.7	5594

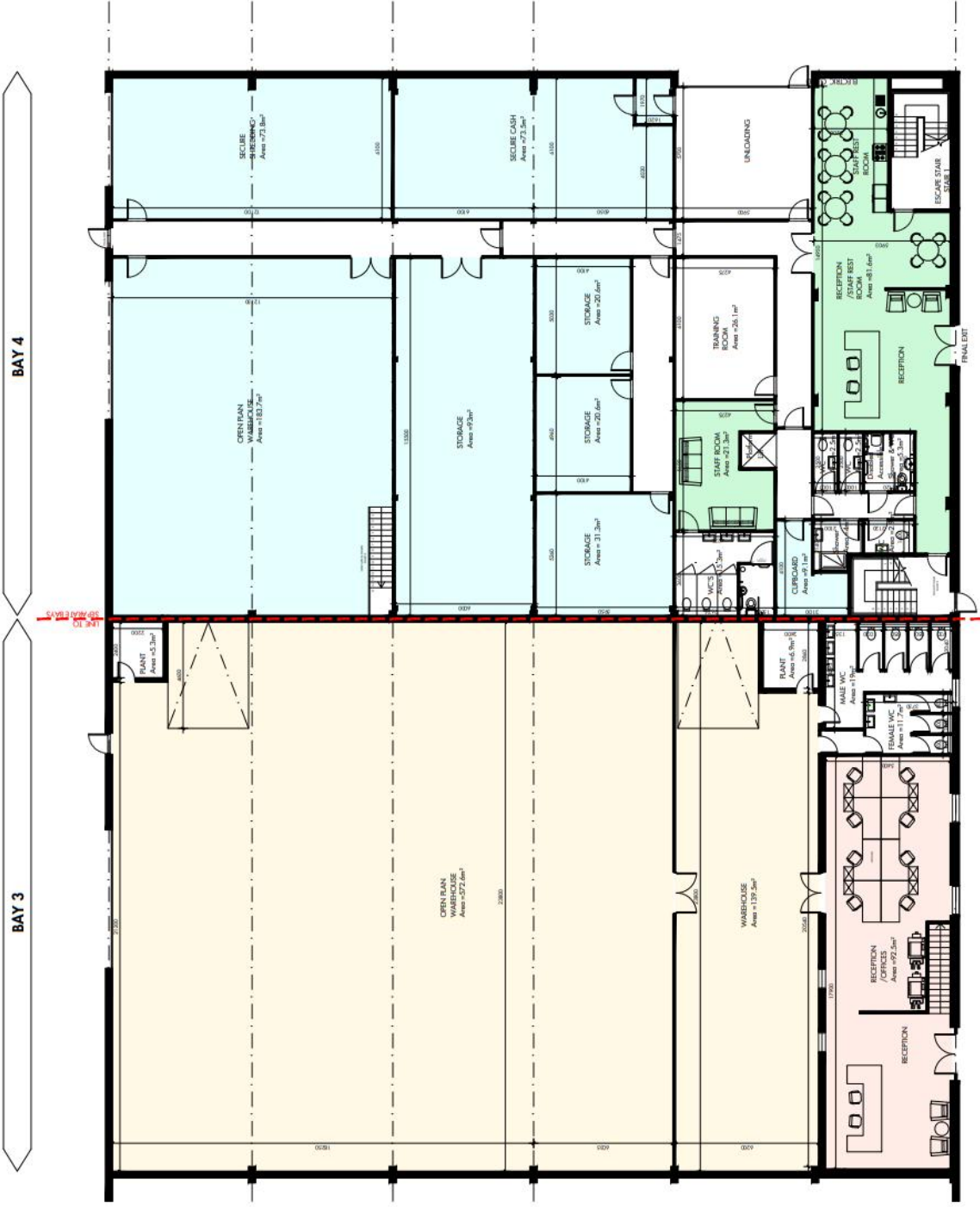
Floor	Area	SqM	Sq.Ft.
Ground	Open plan warehouse	572.6	6163
Ground	Warehouse	139.5	1502
Ground	Plant	6.9	74
Ground	Reception / offices	92.5	996
Ground	Female WC	11.7	126
Ground	Male WC	19	205
		842.2	9065

Floor	Area	SqM	Sq.Ft.
First	Office area	89.5	963
		89.5	963

	Summary	SqM	Sq.Ft.
	Bay 3	1220.4	13137
	Bay 4	931.7	10028
	Total		23165

FLOOR	GROUND FLOOR	FIRST FLOOR	OFFICES	STORAGE
BAY 3	863.8	95	182	712.16
BAY 4	840	559.2	337	786.9

FLOOR	OFFICES	STORAGE
BAY 3		
BAY 4		



PROPOSED GROUND FLOOR

Note:
Figured dimensions only are to be taken from the drawings. All dimensions are to be taken from the face of the wall unless otherwise stated.
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This drawing has been drawn in accordance with all relevant Building Regulations and other applicable codes of practice and standards.
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Revision: A
Date: 23.04.26
Description: Areas updated.

Client:
Complete Facilities
Project Address:
Boys 3 & 4 L'Avenue Le bas
Rue des Pres La Rue La Gros
St. Saviour
Jersey

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Project:
Boys 3 & 4 L'Avenue Le bas
Drawing Title:
Ground floor Plans

Scale:	1:1000A1	Date:	APRIL 2026
Sheet:	MARKETING	Drawing No:	568 - 100
Rev:			A

[COLOR]	OFFICES	STORAGE
BAY 3		
BAY 4		



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This drawing has been done in accordance with all relevant building Regulations and ANZ ventilation and/or deviation from this detail specification may be supplied and MUST be approved by Architect before construction. All products specified MUST be fitted in accordance with manufacturer's detail and specification and ANZ discrepancies found MUST be reported to Architect.

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from this drawing. All dimension

Water:

Client
Complete Facilities
Project Address:
Bays 3 & 4 L'Avenue Le bas
Rue des Pres La Rue Le Gros
St. Savoir
Jersey

No.	Description
1.04.26	Areas update

Revisions: **A**

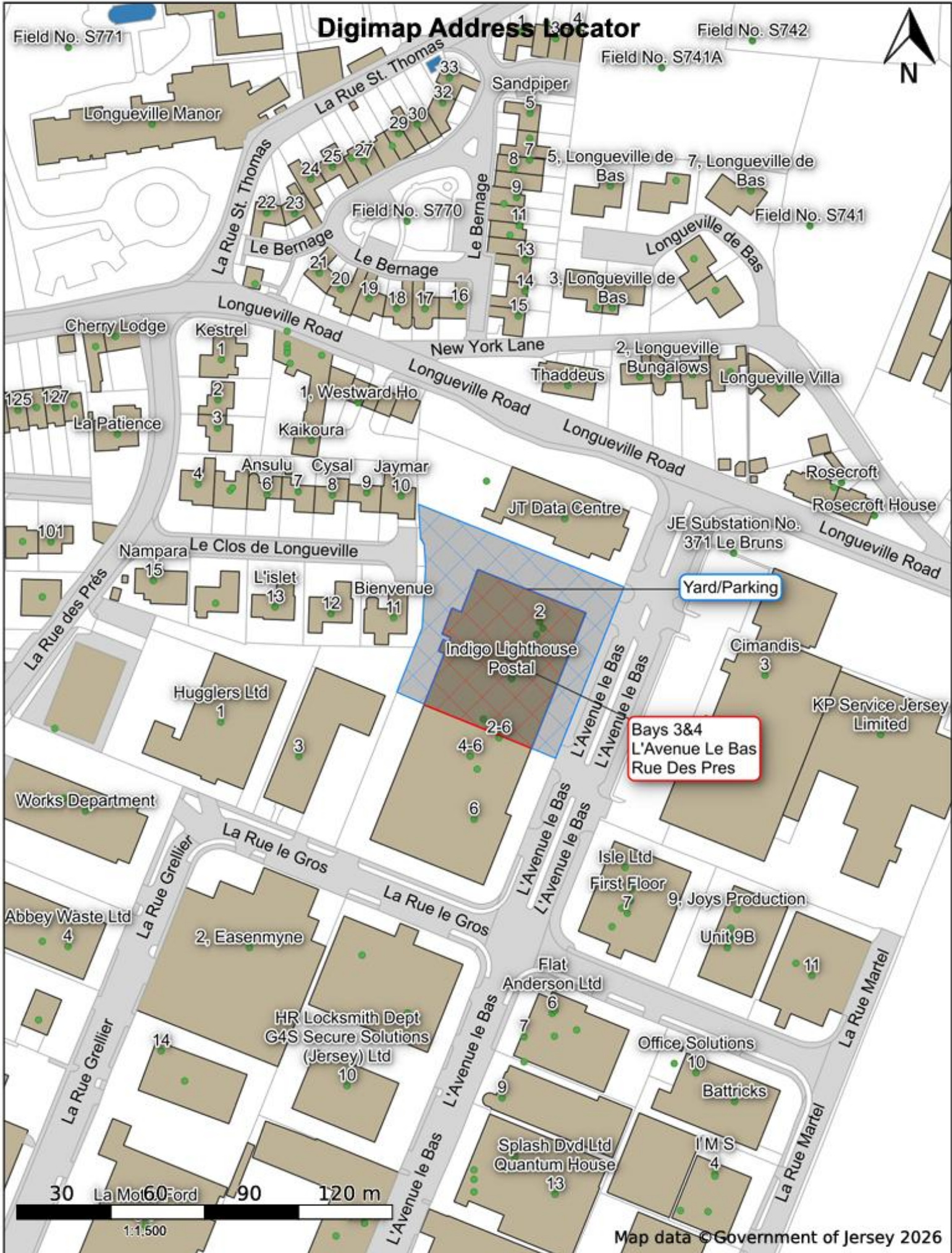
All dimensions are to be
 as shown. See detail drawings,
 for Building System and
 for details. See also the
 details specified in the
 details and the details.

[illegible]

Note:	Figured dimensions checked on site before	This drawing must be checked and specified	This drawing must be checked and specified	This drawing has been approved by the Engineer. It must be approved by the Engineer in accordance with the specifications and standards of the project.	Copyright © 2010
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Digimap Address Locator





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