

Rondel Farm Buildings, La Rue Du Haut De L'Orme, Trinity



AGRICULTURAL UNIT – 20,000 sqft

Alternative uses will be considered (subject to planning). Consideration will be given to refurbishment/redevelopment (subject to planning) of the site for alternative commercial development opportunities.



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Location

The property is located in Trinity within the Green Zone, approximately 2.6 miles from St Helier off La Rue Du Haut De L'Orme.

Description

The property enjoys a planning use as a building for agricultural purposes (user class D) and comprises a steel portal frame unit with profile metal cladding

Internally the space benefits from concrete floor, electricity supply, lighting translucent daylight panels and access via two main roller doors. Additional entry points exist to the rear and adjacent to the concrete apron/yard.

Accommodation

Internally, the unit provides as follows: 20,000 sq ft / 1858 m².

There is a small yard/ loading/external parking to the side of the unit.

Terms

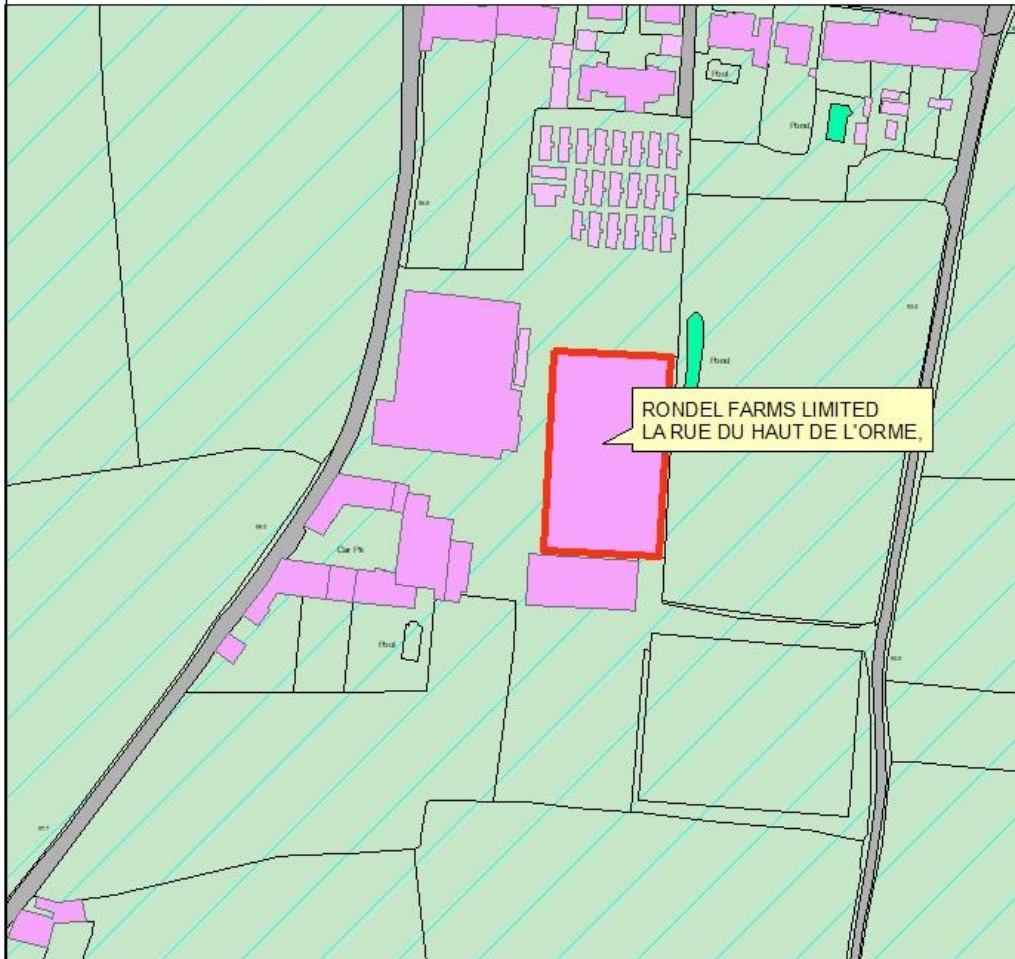
Subject to contract, the property is offered, by way of a new nine-year EFIR style lease at a commencing rental of £100,000 Net per annum, reflective of £5.00 per sq ft. There will be triennial upward only open rent reviews, in line with the Jersey Retail Price Index.

Written offers are otherwise invited (subject to contract) for the freehold. Written offers should include 1, Offer price in pounds sterling 2, Any conditions attached to the offer 3, Identity of the proposed purchaser/purchasing company 4, Confirmation that funds are available for the purchase 5, The proposed onward use.



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0 5 10 20 30 40
 Meters

Scale 1:1,568

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Rondel Farm 20,000 sqft Agricultural Shed

Services

We understand that the unit is connected to mains electricity and water supplies.

Legal Costs

Each party to bear their own costs involved in the transaction which in the event of a lease will be subject to the obtaining of references, guarantees and official consents as may be required in the usual fashion.

Viewing

All viewings are strictly by prior appointment. For further information please contact the sole

Buckley and Company Limited

31-33 New Street

St Helier

St Helier, Jersey, JE2 3RA

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Facsimile: 01534 759374

Contact **Ed Newman**

e-mail **Ed@buckleyandcompany.co.uk**

Anti Money Laundering - 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 and proof of residency documentation e.g. current utility bill. This is in order for us to comply with the current Anti Money Laundering Legislation.



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Note: Buckley and Company Limited has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making their own enquiries in this regard.