

**NEW NORTH QUAY, ST. HELIER:
LEASE OF ACCOMMODATION**

**Lodged au Greffe on 21st April 1998
by the Harbours and Airport Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

- (a) to approve the lease to B.J. Transport (Jersey) Limited of the southern unit of the New North Quay warehouse, St. Helier (designated Letting No. N16), measuring 4,760 square feet, for a period of three years commencing 1st February 1998, at an annual rental of £22,372 (representing a rate of £4.70 a square foot), subject to annual review in line with the Jersey cost of living index;
- (b) to authorise the Greffier of the States to sign the necessary lease; and
- (c) to authorise the Treasurer of the States to receive the rent as it becomes due.

HARBOURS AND AIRPORT COMMITTEE

NOTE: The Finance and Economics Committee supports this proposition.

Report

Within the Harbours business plan it had been the intention to relocate the occupiers of both units of this New North Quay warehouse, which is south of the Sailors Rest Café, to the Phase III warehouse to be constructed on the Elizabeth Harbour. The present New North Quay warehouse is of old design and is not conducive to modern cargo handling with a low entrance and a forecourt too small for the new Ro/Ro trailers. However, due to the need to create a temporary access to the Elizabeth marina across the intended Phase III site, there will be no alternative accommodation for the occupiers, B.J. Transport or TNT Express, for another three years.

The proposed rental is the same as the next door unit and whilst it is considered lower than the market rate, it is in consideration of the reduced amenities mentioned above.