

**5 ST ANDREWS PLACE,  
ST HELIER, JERSEY**



**Sarre & Company**  
CHARTERED SURVEYORS

**PRESTIGE NICHE  
OFFICE BUILDING  
5 ST ANDREWS PLACE  
ST HELIER**



**FIRST FLOOR OFFICES  
NEW SUBLEASE AVAILABLE  
APPROXIMATELY 2,023 SQ.FT.**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



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## **LOCATION**

The building forms part of the St Andrews Place prime office development, which is situated at the junction of Castle Street and Charing Cross.

Nearby occupiers include Standard Chartered Bank, Spoor Fisher, Jersey Financial Services Commission, CPA, Apex, Rathbones, Jersey Trust, UBS and BNP to name but a few.

We attach a location plan and site plan for reference purposes.

## **DESCRIPTION**

The building is a purpose built office building constructed to a modern day specification, to provide efficient open plan floors, accessed off a quiet courtyard environment. The property consists of four floors in total, benefiting from the following specification, having been fully refurbished several years ago:-

- Feature granite façade;
- Comfort cooling/heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Fully accessible raised floors;
- Lift access to all floors;
- Shower facility;
- Male & female WC facilities.

The available space consists of the entire first floor, which was comprehensively fitted out to include the following amenities:-

- Several private offices;
- Carpeting throughout;
- Kitchenette facilities;
- Certain items of furniture.

We attach a floor plan for identification purposes, showing the current office layout.

## **ACCOMMODATION**

The approximate net area of the available space on the first floor is 2,023 sq.ft.

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## TENURE

The premises are available on a new sub-lease based on a fully repairing and insuring style lease through a service charge, to expire on 17 February 2023.

The sub-lessee, however, shall not be responsible for any costs associated with replacement of air-conditioning, lift, structure or roof, if required.

## RENTAL

Offices        £26 per sq.ft.

## OCCUPATION

Immediately on completion of legal formalities.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI Arb  
or Annie Bolle-Jones**

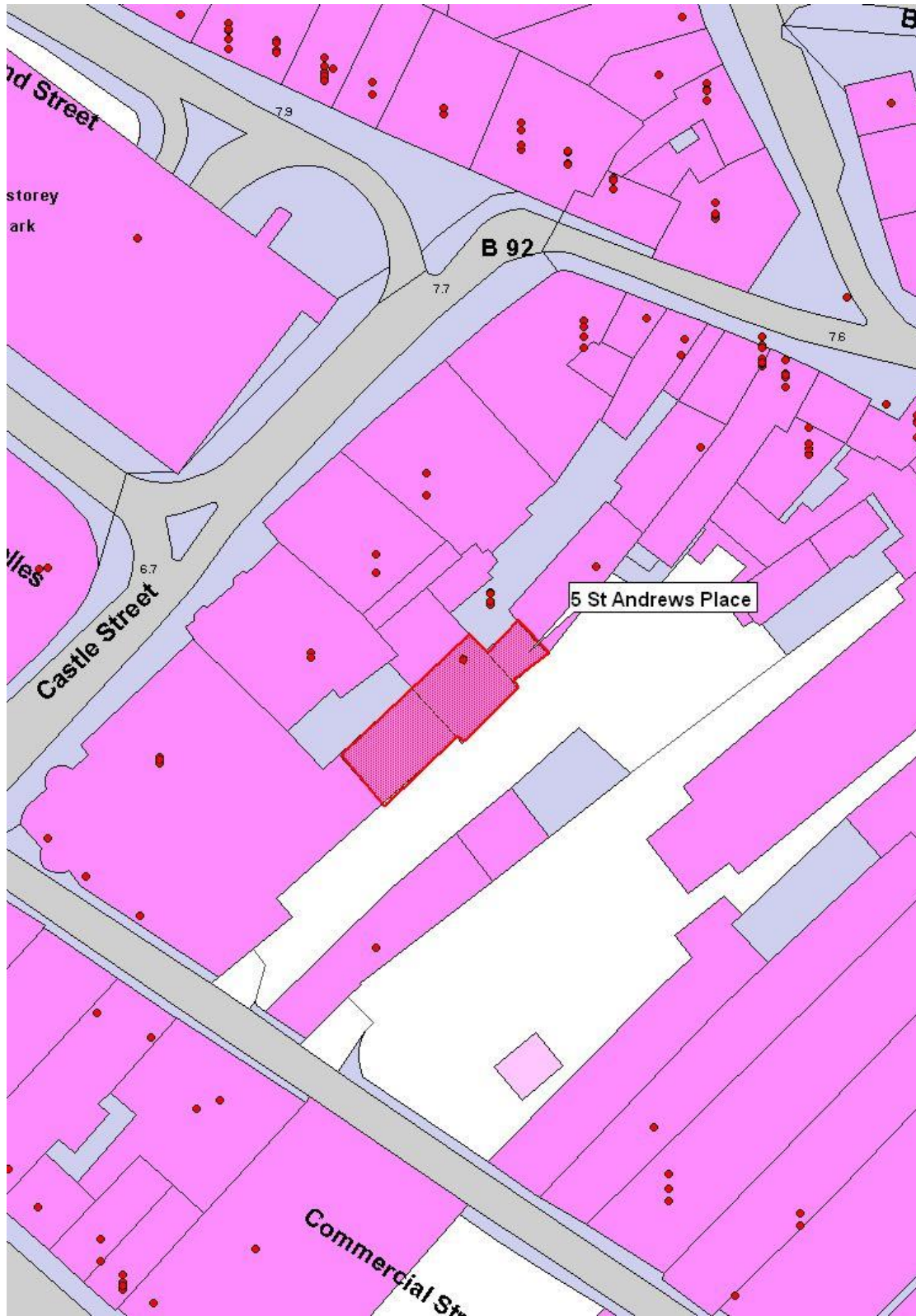
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

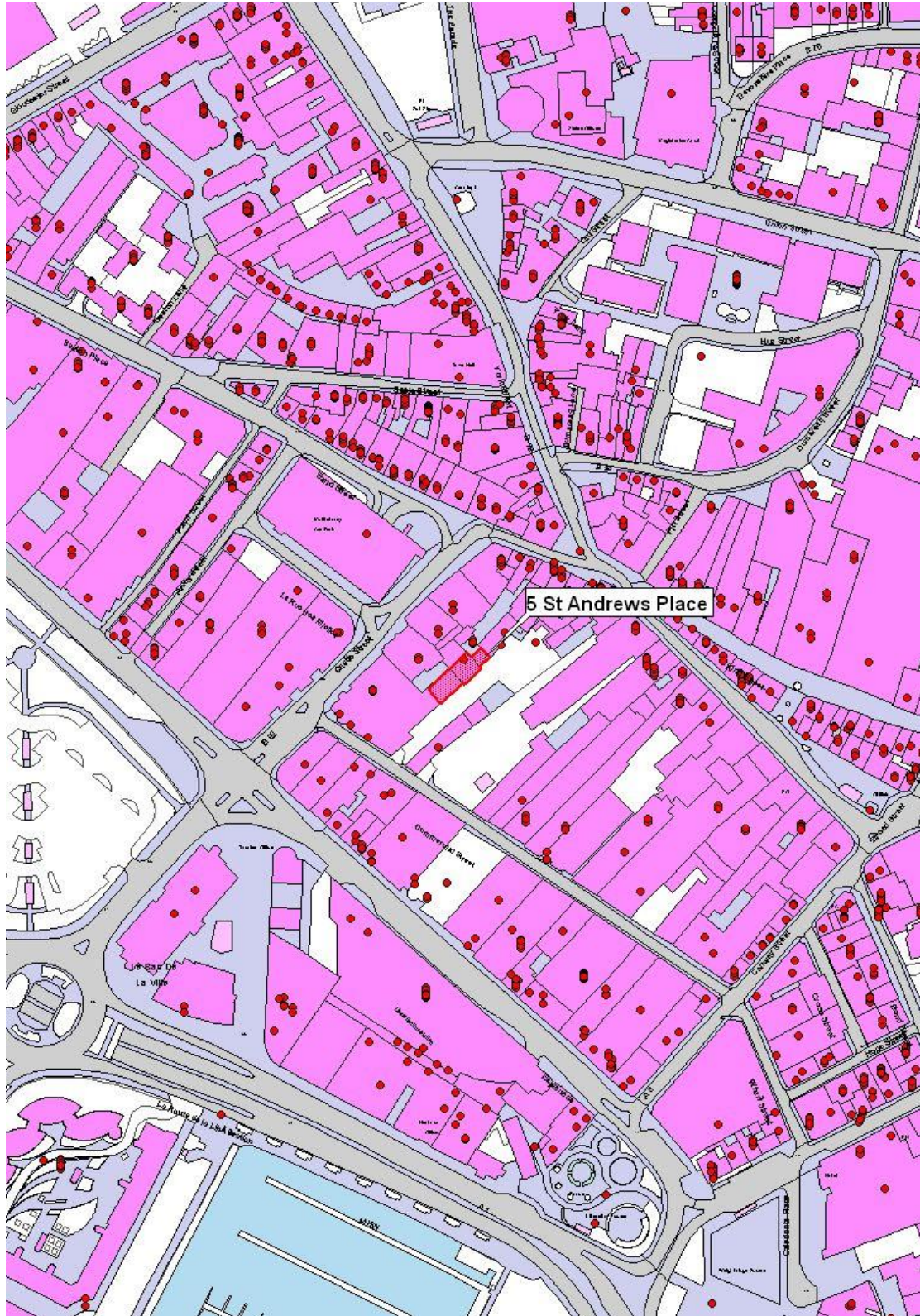
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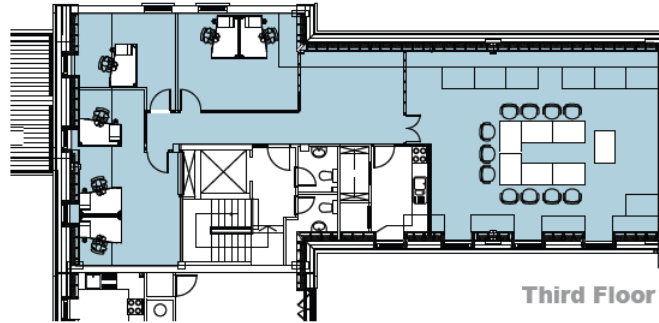
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TEL: 280100

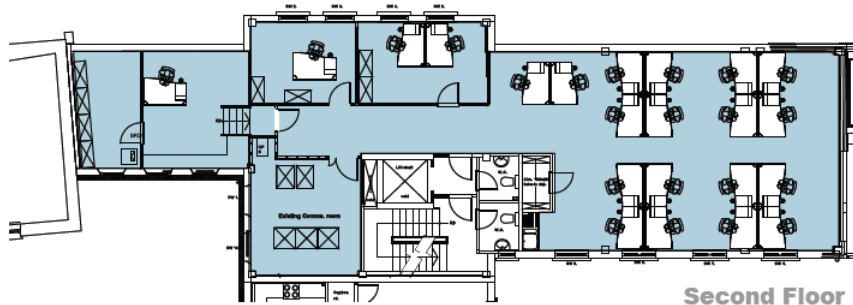


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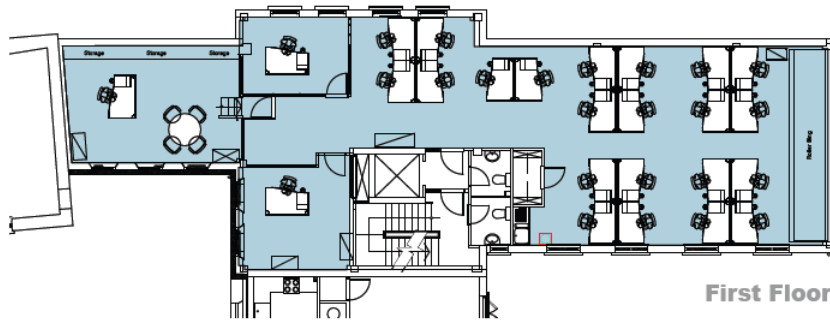
## 5 St Andrews Place



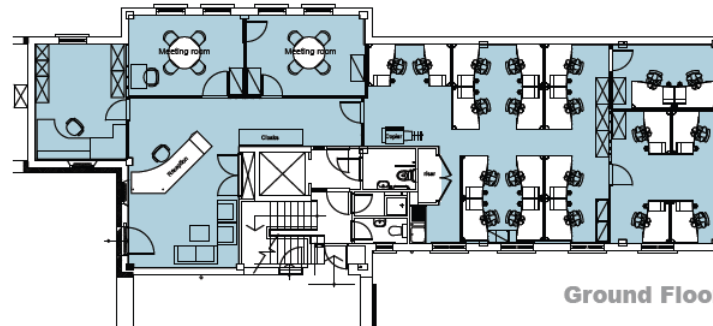
Third Floor



Second Floor



First Floor



Ground Floor

Client: -  
Project: 5 St Andrew's Place

Drawing: General arrangements of all floors  
Date: - 16th July 2012

Scale: - 1:100

Drg No:

-

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