

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OFFICES TO LET TRINITY HOUSE BATH STREET ST HELIER



**APPROXIMATELY 1,461,
3,395 UP TO 4,856 SQ.FT.**

TO LET

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



TRINITY HOUSE BATH STREET ST HELIER

LOCATION

The property is located in a prominent town centre position, being only one minute's walk from the principal pedestrianised retail precincts of King and Queen Street. More specifically, the property is positioned on the West side of Bath Street, virtually overlooking West Centre. We attach a location plan and site plan for reference purposes.

DESCRIPTION

The building is a purpose-built commercial property, consisting of two ground floor retail units with a bespoke entrance to the offices.

The available accommodation is situated over first and second floors, having the following general amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Part comfort cooling/ comfort heating;
- Lift access;
- Good natural light provision;
- Carpeted;
- Kitchenette facilities;
- Male and Female WC facilities.

We attach a set of floor plans for reference purposes.

ACCOMMODATION

The approximate areas are as follows:

First Floor Offices	3,395 sq.ft.
Second Floor Offices	<u>1,461</u> sq.ft.
TOTAL	4,856 sq.ft.

TENURE

The premises are available on a new internal repairing and insuring style lease, subject to a service charge covering the general running costs of the building, for a term of up to 9 years. Rent reviews are 3 yearly in line with Jersey Cost of Living.

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ASKING RENTAL

£16 per sq.ft.

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the vendor's agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI Arb

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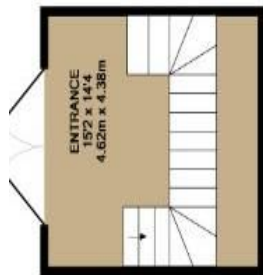
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

TRINITY HOUSE BATH STREET ST HELIER



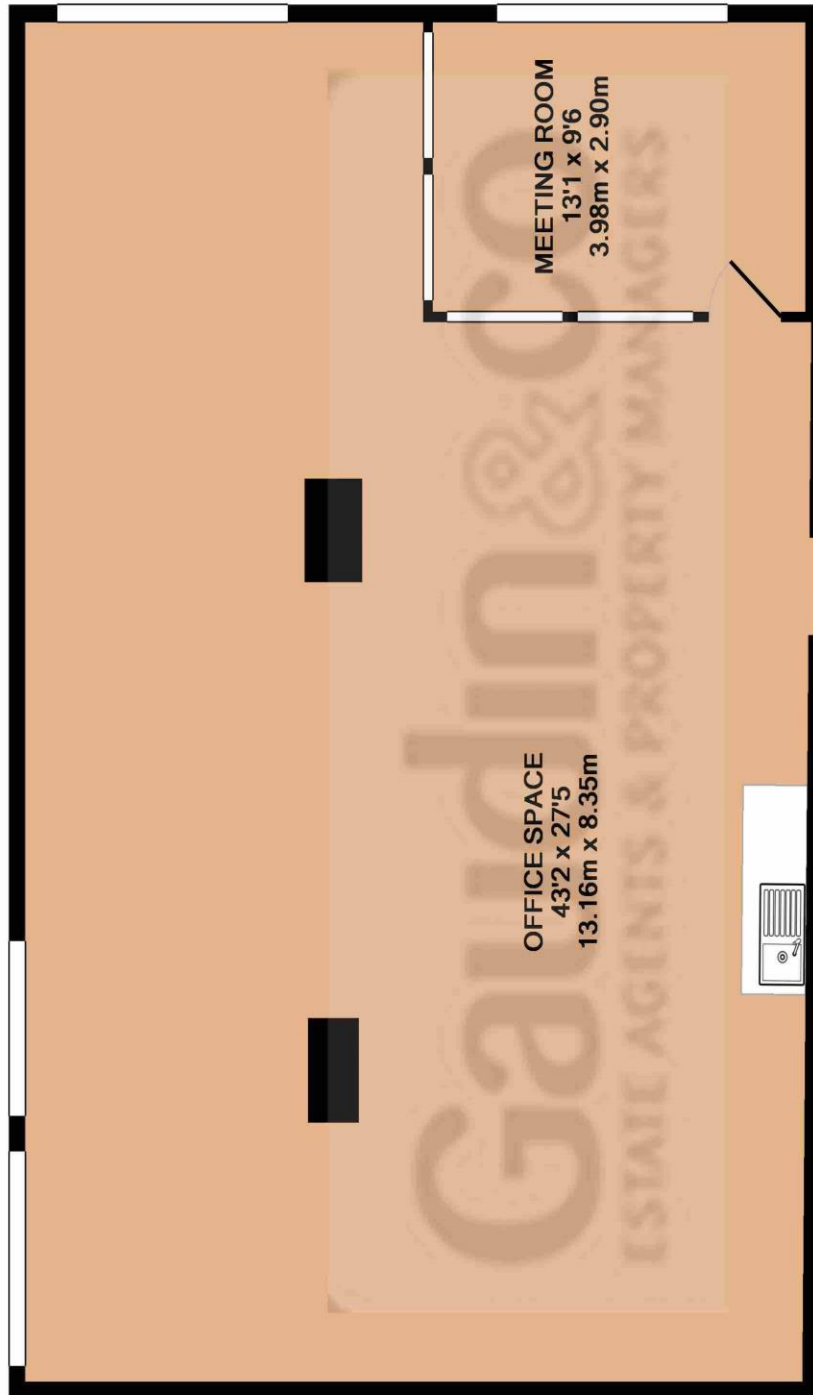
TOTAL APPROX. FLOOR AREA 3395 SQ.FT. (315.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here by Gaudin & Co, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions or measurement. This plan is for illustrative purposes only and should be used only by prospective purchasers.
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ENTRANCE FLOOR
APPROX FLOOR AREA 218 SQ.FT. (20.2 SQ.M.)

TRINITY HOUSE BATH STREET ST HELIER



TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)

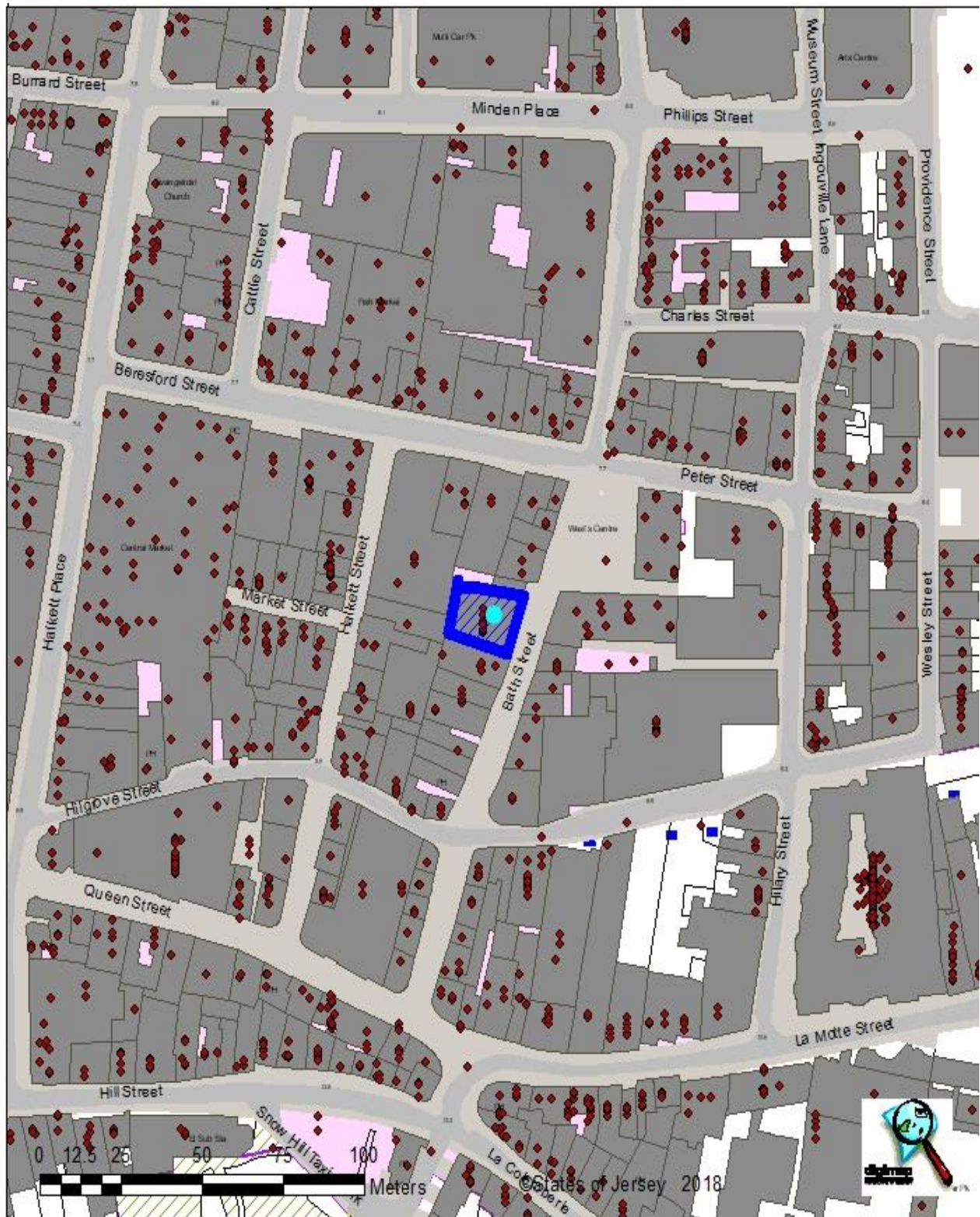
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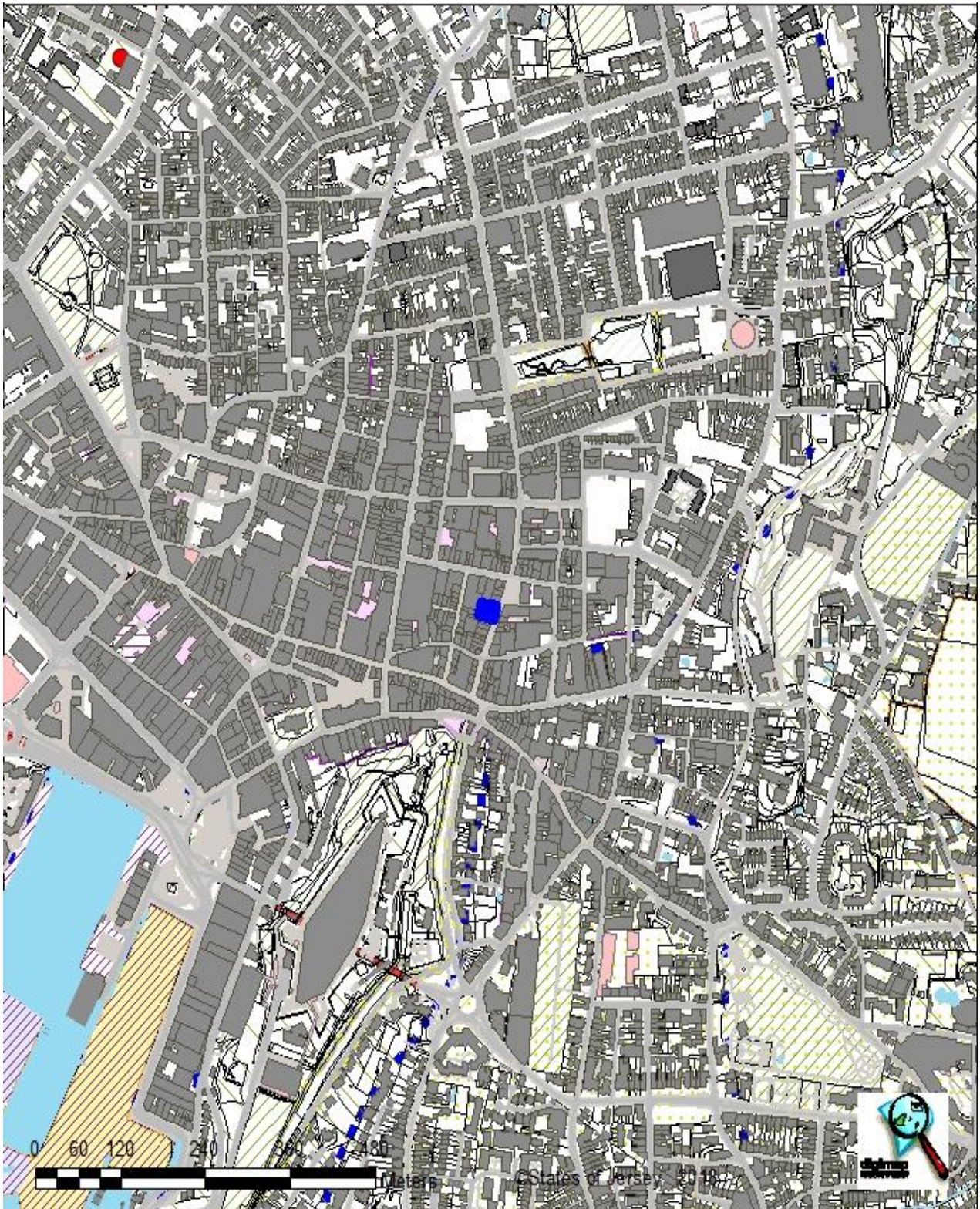


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