

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OFFICES TO LET CHARLES HOUSE CHARLES STREET ST HELIER, JERSEY



FIRST FLOOR – 1,181 SQ.FT.

AVAILABLE ON FLEXIBLE TERMS

TO LET

CHARLES HOUSE, CHARLES STREET, ST HELIER

LOCATION

The property is located on the corner of Charles Street and Bath Street, which provides one of the main arterial routes into St Helier town centre.

We attach a location plan for reference purposes.

DESCRIPTION

The available offices form part of the first floor rear section and provides the following general amenities:-

- Suspended ceilings with inset fluorescent lighting;
- Comfort cooling and heating;
- Mainly open plan areas, with an 8/10 person boardroom;
- Carpeted throughout;
- Lift access;
- Kitchenette;
- Comms room;
- Perimeter trunking;
- Excellent natural light;

ACCOMMODATION

The approximate area is as follows:-

First Floor Offices 1,181 sq.ft.

TENURE

The offices are available for up to 9 years on effectively fully repairing and insuring terms by way of a service charge contribution, with three yearly rent reviews in line with the percentage increase in the Jersey Retail Price Index.

The tenant, however, shall not be responsible for any structural repair or capital replacement of the air conditioning or lift.

CHARLES HOUSE, CHARLES STREET, ST HELIER

OCCUPATION

On completion of legal formalities.

RENTAL

Asking £18 per sq.ft., negotiable subject to terms.

A lower rental is available for a lease with no break clauses until the expiry of the 6th year.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb,

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

Tel: 01534 888848

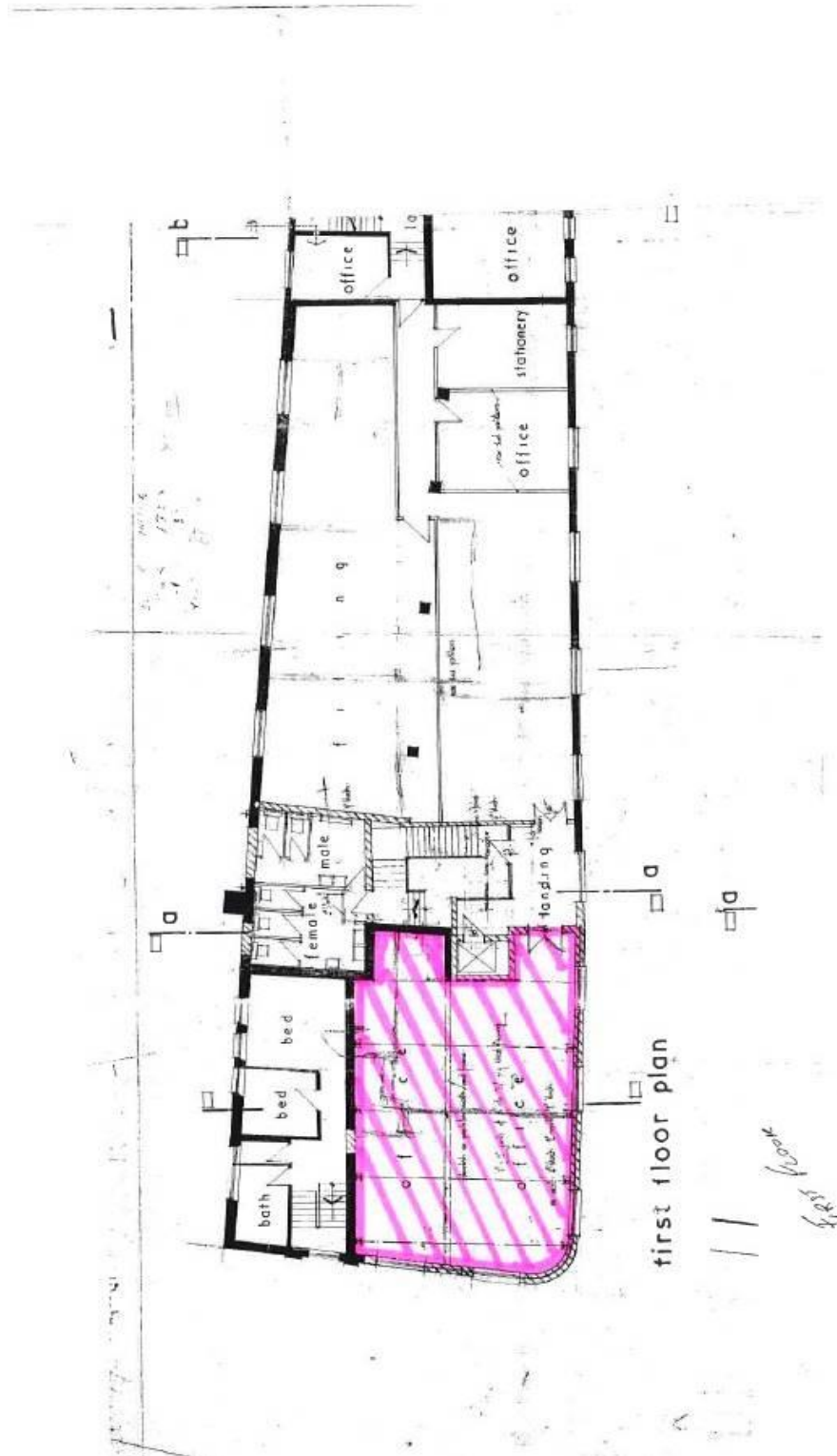
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

CHARLES HOUSE, CHARLES STREET, ST HELIER

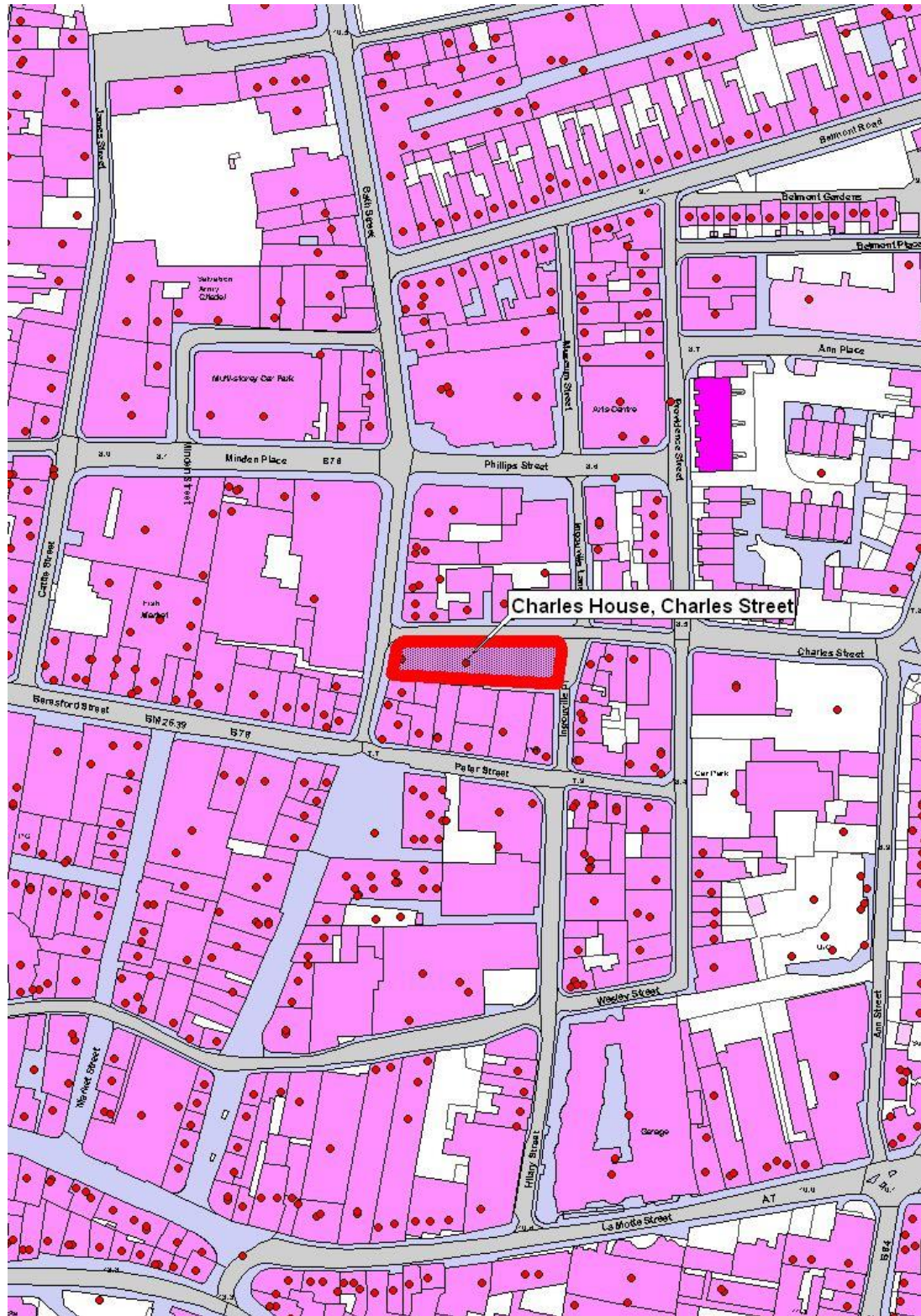


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