

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED OFFICES PART FIRST FLOOR 7-11 BRITANNIA PLACE ST HELIER



TO LET
1,003 SQ.FT.

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



7-11 Britannia Place St Helier

LOCATION

The property is located in Jersey's Central Business District forming part of the Britannia Place purpose-built office development.

The development itself is situated on the Eastern side of Bath Street and within relatively close proximity to the centralised retailing areas of Halkett Street, West Centre and Queen Street.

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

DESCRIPTION

The property is a purpose built, two storey office building providing office accommodation over ground and first floors, with secure basement parking.

The available space forms part of the first floor and has been refurbished in line with modern day standards to include the following general amenities:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and heating;
- Painted and plastered walls;
- Double glazing;
- Perimeter trunking throughout;
- Two private offices;
- Carpeting.

The property itself, being situated on the North side of Britannia Place, benefits from elevated views out over the impressive Millennium Town Park.

We attach a floor plan for reference purposes.

ACCOMMODATION

The area of the office suite is 1,003 sq.ft.

Potential parking spaces available through the Association.

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TENURE

The premises are available by way of a new lease for a term of 9 years and subject to 3 yearly Jersey Cost of Living rent reviews. The lease will be granted on a full repairing and insuring style basis, via a service charge, but will be subject to a schedule of condition. The lessee, however, shall not be responsible for any structural repair throughout the duration of the lease.

RENTAL

Offices £16.00 per sq.ft.

OCCUPATION

On completion of legal formalities.

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 sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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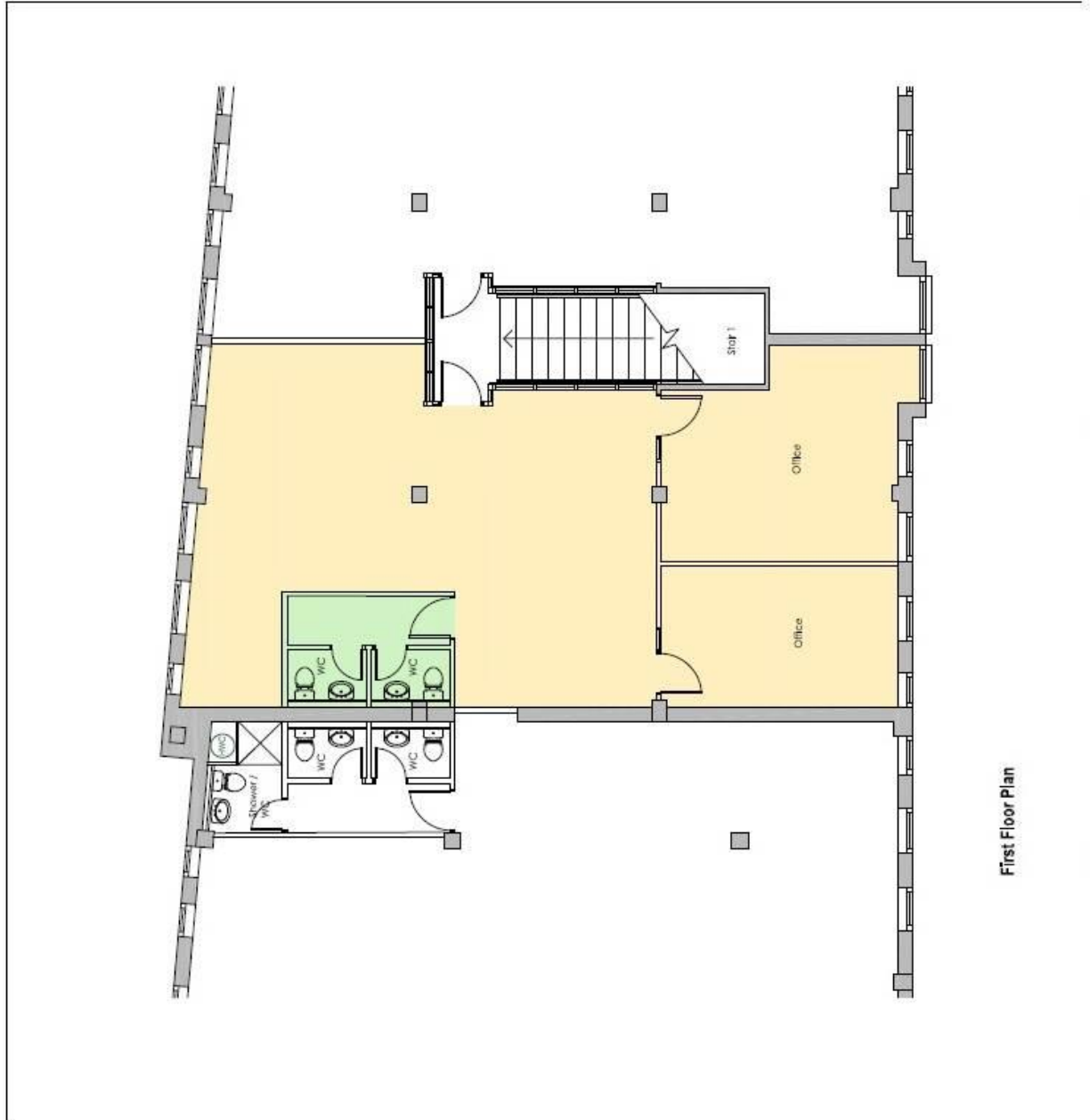


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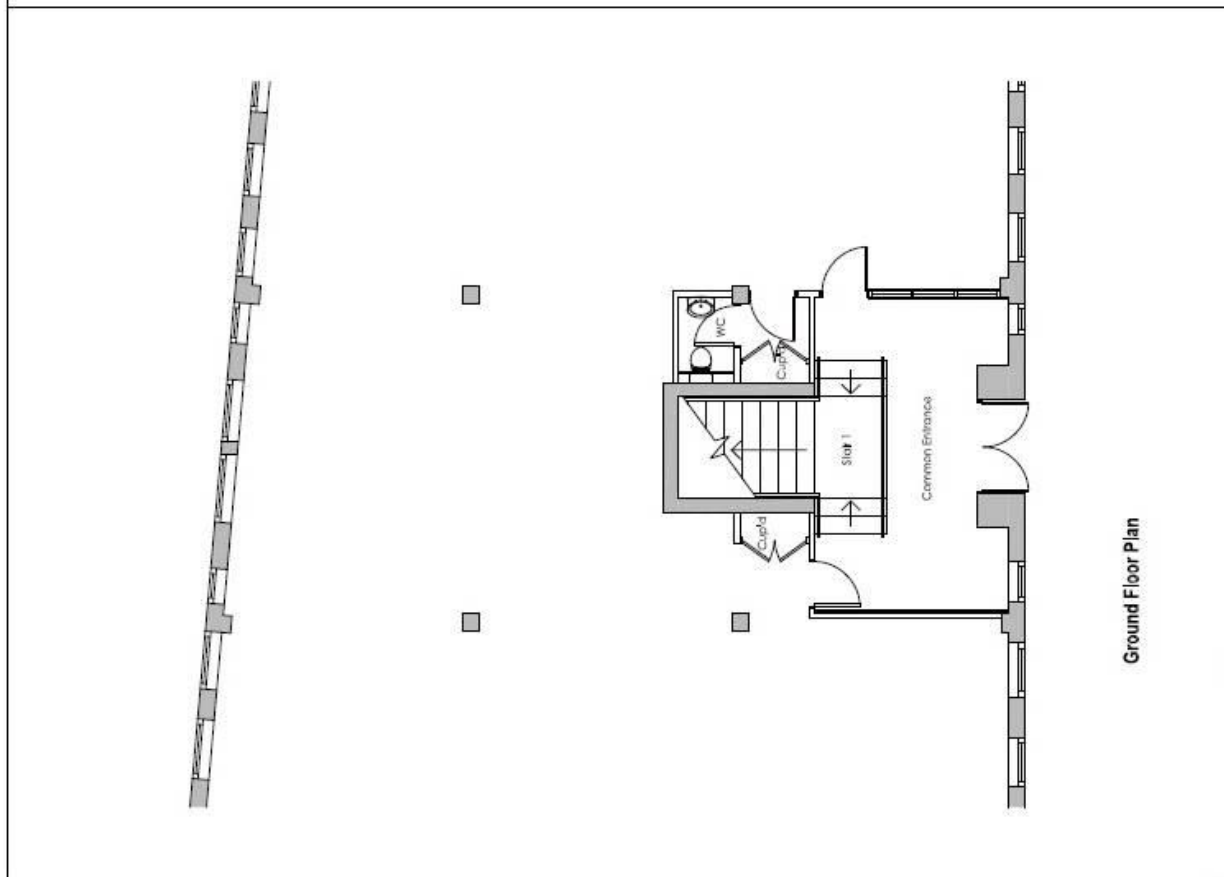
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Ground Floor Plan



First Floor Plan

NOTES

1. This drawing shall be used for the design and construction of the building. All dimensions are to be taken from the finished floor level unless otherwise stated.

2. The building shall be constructed in accordance with the Building Regulations and all applicable standards.

3. All work shall be completed in accordance with the Building Regulations and all applicable standards.

4. The building shall be constructed in accordance with the Building Regulations and all applicable standards.

5. The building shall be constructed in accordance with the Building Regulations and all applicable standards.

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Rev	Description	Dwn	Ckd	Date
P1	Marketing Issue	DK	MC	16.01.19

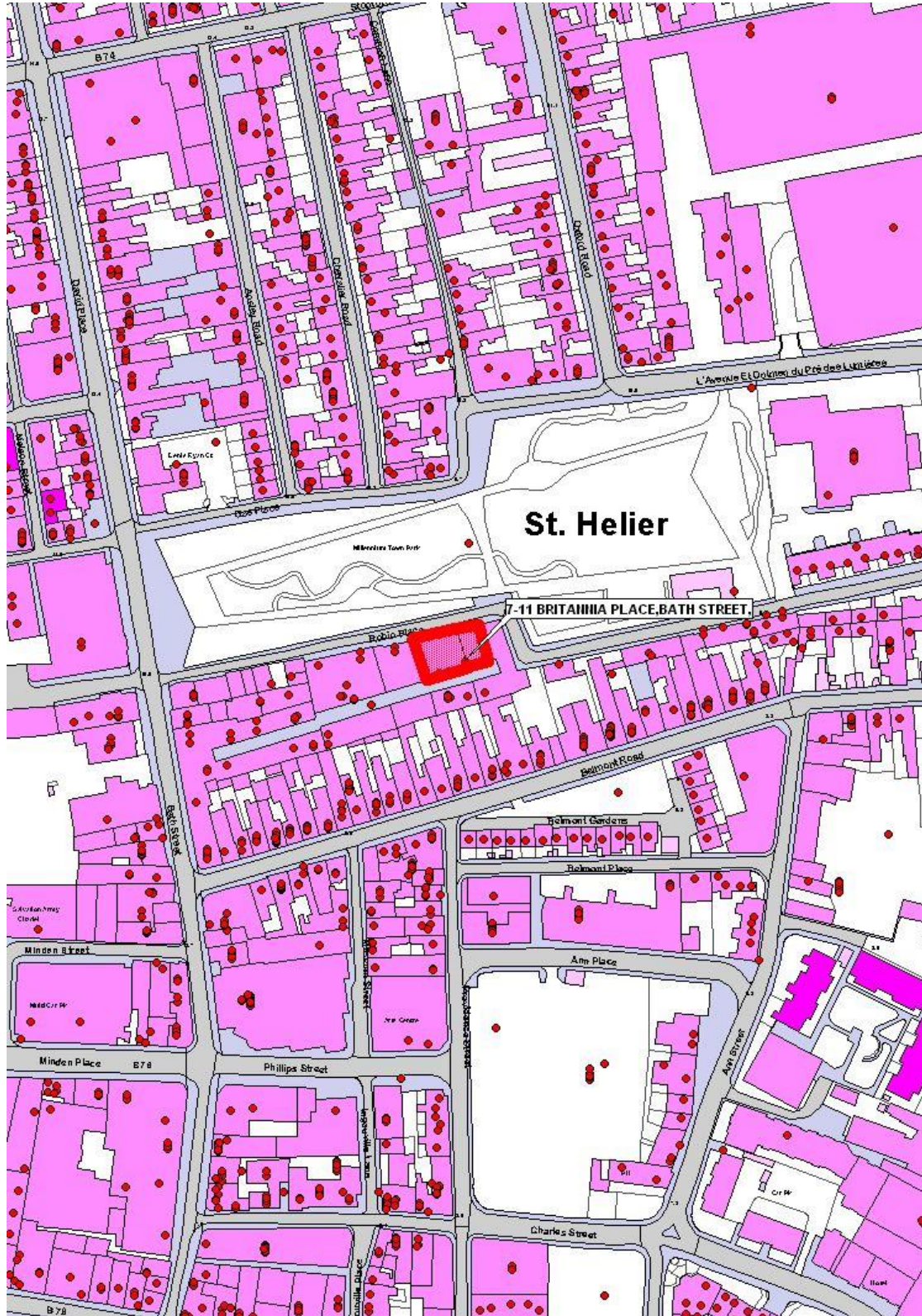
Key:

	Area - N/A = 82.24m ² (1,032.61ft ²)
	WC's - N/A = 8.47m ² (91.17ft ²)

Client:	First Names	7-11 Britannia Place, St. Heller, Jersey			
Project:	Drawing Title:	MARKETING Proposed First Floor Plan			

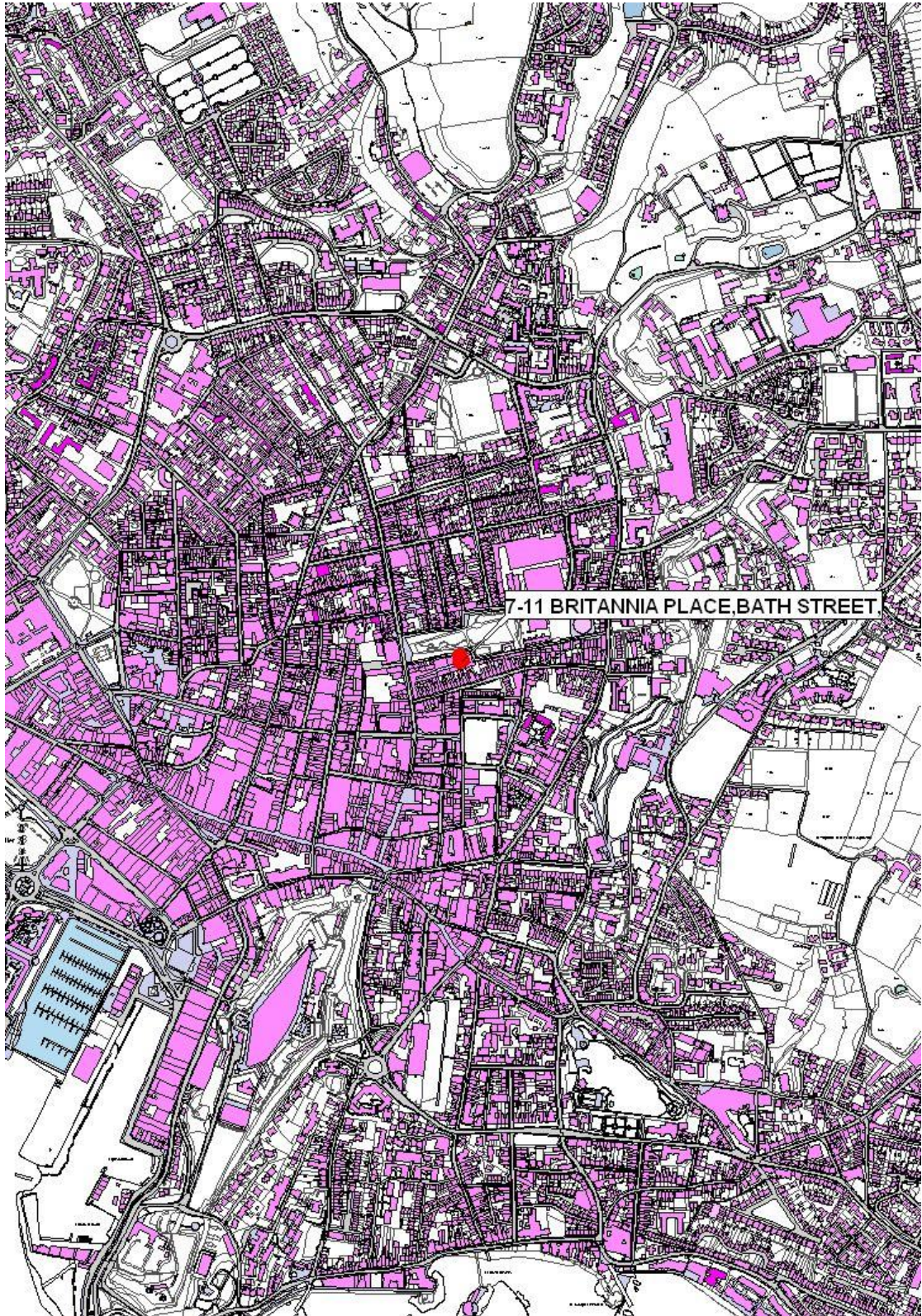
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LONDON GLASGOW JERSEY GDANSK DURBAN		Scale @ A3:	1:100
Date:	JANUARY 19	Project	MC
Issue	INFORMATION	Co-ordinator:	MC
Status:		Job No.:	3695
Drawing No.:	500	Revision:	P1

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