

# Commercial Property Office Opportunity



Sarre & Company  
CHARTERED SURVEYORS

## GROUND FLOOR OFFICES 24 HILL STREET, ST HELIER



**TO LET**

**GROUND FLOOR – 292 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)



# 24 HILL STREET ST HELIER

## **LOCATION**

The offices are situated in a prime location within St Helier's central business district, forming part of the traditional legal and banking centre on the Island.

More specifically, the property is situated on the Eastern side of one of Jersey's prime office locations, namely Hill Street, between the junctions with Halkett Place and Snow Hill.

Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Le Gallais & Luce, Thomas and Dessain, Soditic, Messrs BCR Law and Messrs Benest & Syvret, with the offices themselves being less than a minute's walk from St Helier's principal pedestrian precinct.

We attach a location plan for ease of reference.

## **DESCRIPTION**

The property provides modern office accommodation over five floors and following comprehensive refurbishment in 2010, benefits from the following amenities:-

- Lift access to all floors;
- Refurbished entrance and circulation areas;
- Suspended ceilings with integral fluorescent lighting;
- Comfort cooling/comfort heating throughout;
- Perimeter trunking;
- Double glazing;
- Male & female WC facilities on each floor.

## **ACCOMMODATION**

The approximate area of the available accommodation is 292 sq.ft.

## **TENURE**

The premises are available by way of an assignment of the existing lease, expiring on 24 August 2025, with a tenant only break option in August 2021.

Alternatively, the premises are available on a new lease, for a longer duration, with the landlord if required.

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## **RENTAL**

Passing rental £7,074 per annum, plus service charge.

## **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 sole agent:

**Alistair M Sarre BSc MRICS or Annie Bolle-Jones**

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

**Tel: 01534 888848**

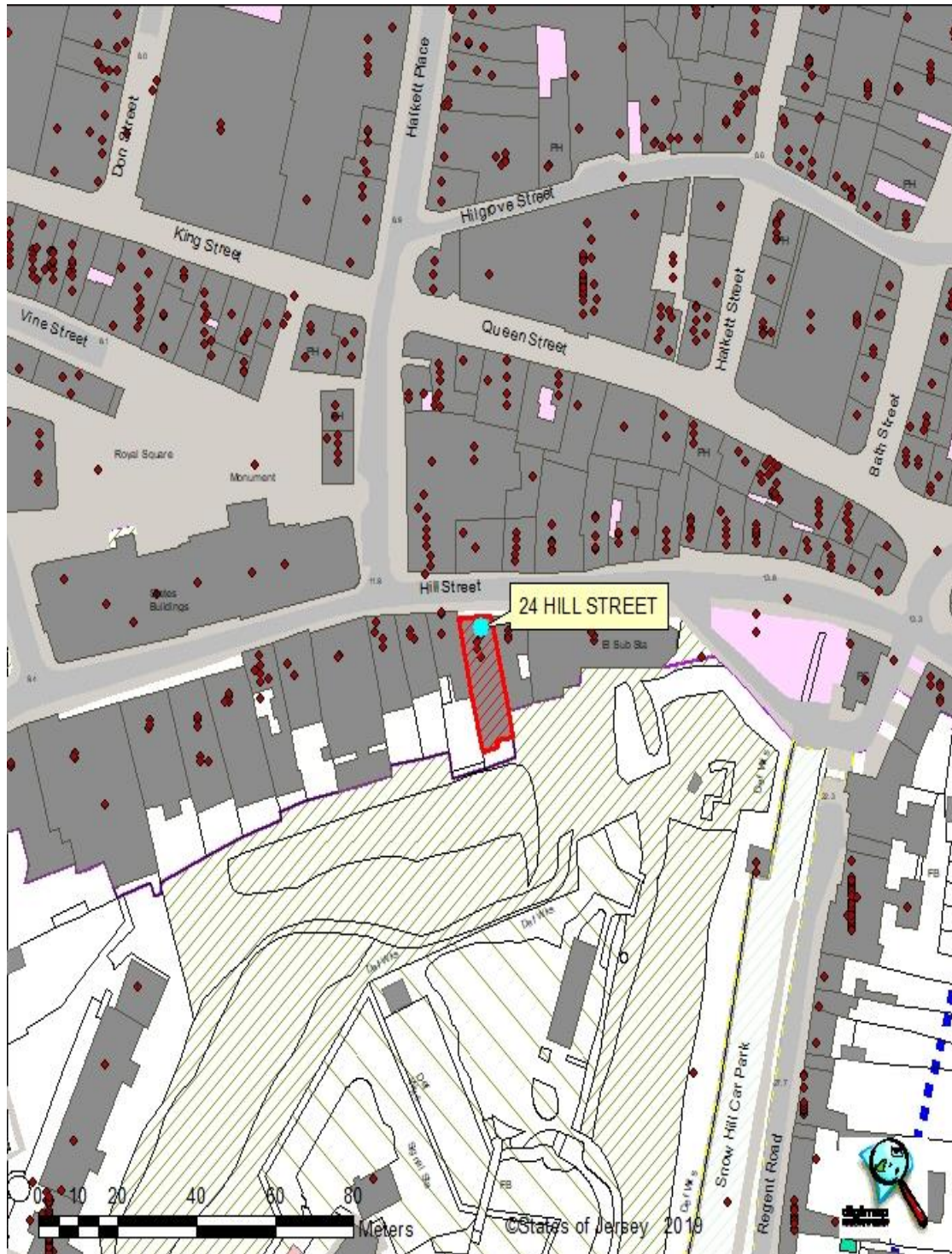
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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