

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 9 CASTLE STREET ST HELIER JERSEY



**1,940 SQ.FT., 2,111 SQ.FT. UP TO
4,051 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



9 CASTLE STREET ST HELIER

LOCATION

The building is located in the heart of Jersey's Financial Business District, and prime office area. More specifically the property is situated on the Eastern side of Castle Street, mid-way between the junctions with Charing Cross and Commercial Street.

Corporate occupiers within close proximity include Standard Chartered Bank, Spoor and Fisher, Jersey Financial Services Commission, Apex Trust, UBS, Jersey Trust Company, CPA, KMPG, PWC, Sanne Plc, BNP, Cannacord, Citi Bank, Aztec and Hawksford. From the above it is quite clear this location is the most sought-after corporate office location in Jersey.

In addition, the property itself is only a couple minutes' walk from the principal pedestrianised retailing precinct of King Street and all domestic clearing banks.

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

DESCRIPTION

The property is a four-storey purpose built office building with efficient flexible floor plates providing an excellent working environment in a staff friendly location.

The offices have just completed a full refurbishment and now benefit from the following general specification.

- Suspended ceilings;
- LED lighting;
- Comfort cooling/ comfort heating;
- Fully accessible raised floors;
- Lift access to all floors;
- Efficient open plan floor plates;
- Kitchenette facilities;
- Carpets;
- Various partitioned offices;
- Attractive ground floor reception.

We attach floor plans showing the current layout for reference purposes.

9 CASTLE STREET ST HELIER

ACCOMMODATION

The available accommodation provides for offices on ground and first floors, which are available as a whole or in part.

The approximate areas of the property are as follows:-

Ground Floor	1,940 sq.ft.
First Floor	2,111 sq.ft.
	<hr/>
	4,051 sq.ft.

INITIAL TEST TO FITS

The owner is happy to assess the capabilities of the building for a specific Lessee by way of undertaking various bespoke test to fit exercises.

OCCUPATION

Immediately on completion of legal formalities.

TENURE

The property is available to let on standard institutional style terms for a duration of 9 years, subject to 3 yearly rent reviews to Open Market Value.

RENTAL

Offices £29.50 per sq.ft.

LEGAL COSTS

Each party to bear their own legal costs.

9 CASTLE STREET ST HELIER

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 letting agent:

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

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

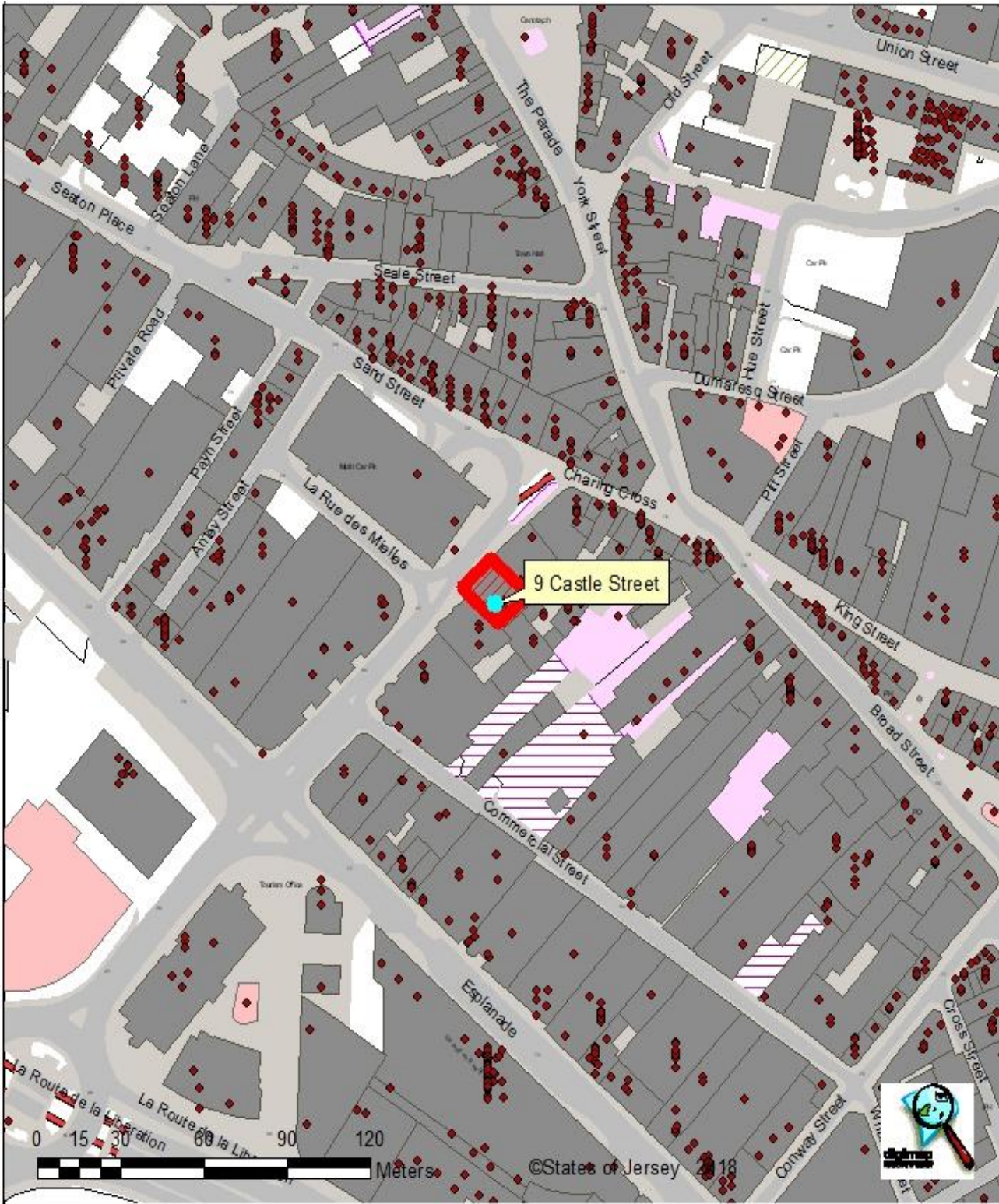
**Tel: 01534 888848
Fax: 01534 888849**

E-mail:

Website: www.sarreandcompany.co.uk

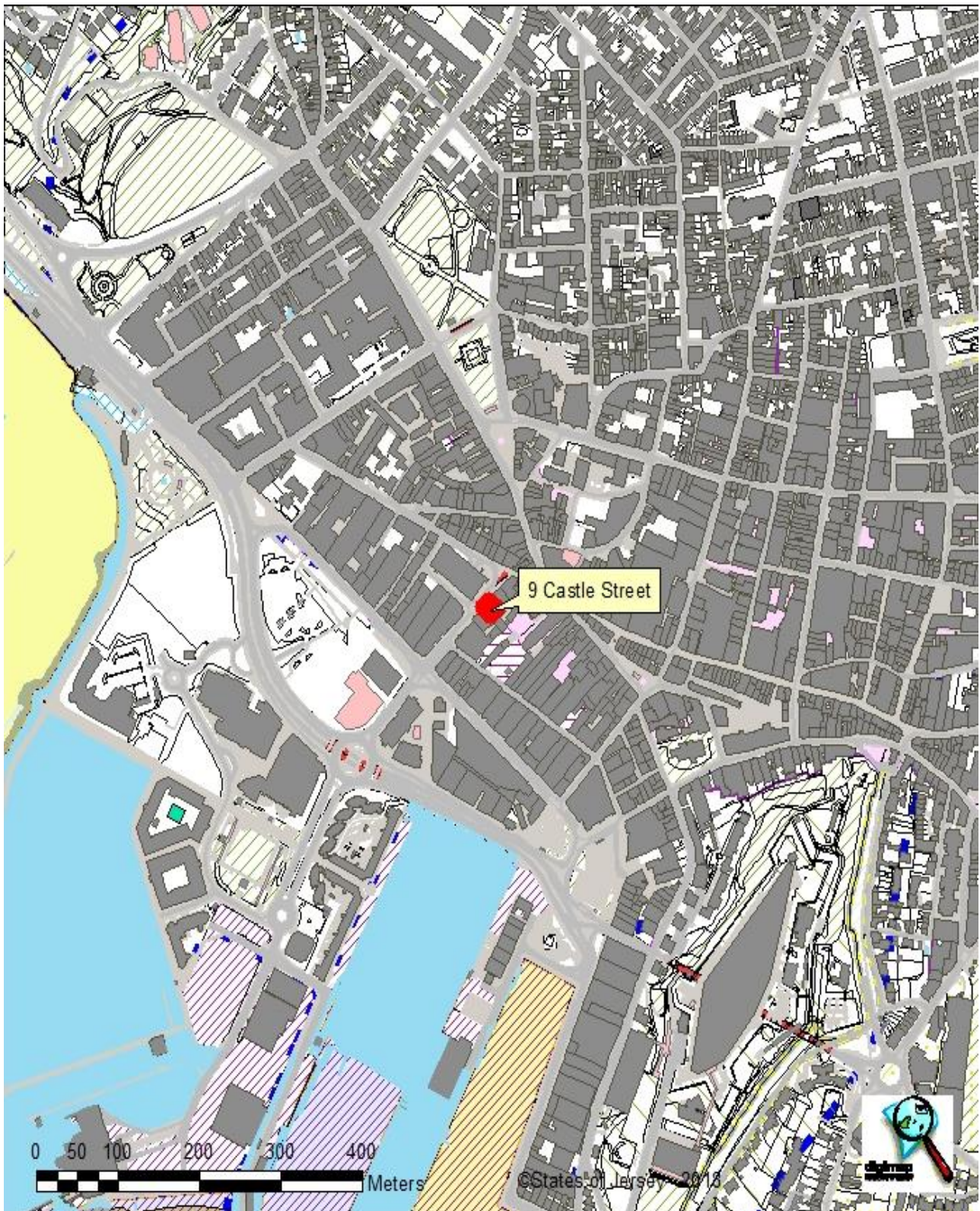
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

9 CASTLE STREET ST HELIER

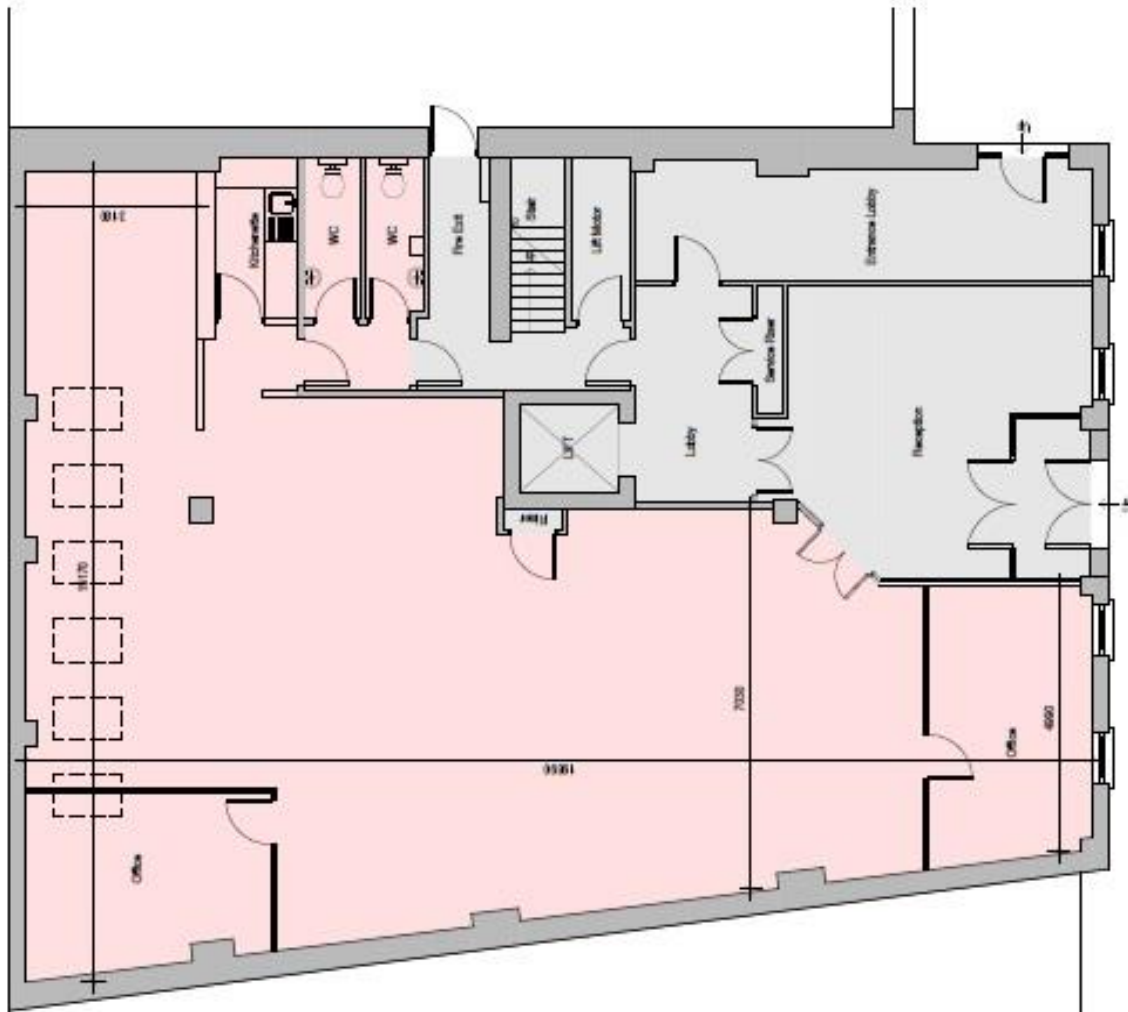


16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk

9 CASTLE STREET ST HELIER



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



Ground Floor Plan

NOTES
 1. Please refer to the project brief for further information.
 2. All dimensions are in millimetres unless otherwise stated.
 3. The drawing is for information only and is not to be used for construction purposes.
 4. All dimensions are to the centre of the wall unless otherwise stated.
 5. The drawing is for information only and is not to be used for construction purposes.
 6. All dimensions are to the centre of the wall unless otherwise stated.
 7. The drawing is for information only and is not to be used for construction purposes.
 8. All dimensions are to the centre of the wall unless otherwise stated.

Rev	Description	Drawn	Checked	Date
P1	Issued for information	DK	MC	05/06/19
P2	Revised Areas Altered	DK	MC	27/11/19

Client: Albion Resources Ltd.

Project: 9 Coale Street,
St. Helier,
Jersey

Drawing Title: General Arrangement Plan
Ground Floor

Scale: 0m 1m 2m 3m 4m 5m 6m

KEY:
 Area = 193m² / 2,077m²

Scale @ A3: 1:100	Date: JUNE 2019
Project Co-ordinator: MC	Issue Status: INFORMATION
Job No: 3664	Drawing No: 00-010
	Revision: P2

AXIS MASON
 LONDON GLASGOW JERSEY GDANSK DUBBAIN

Somerville House, Pelican Street
 St. Helier, Jersey, JE2 4SW
 01534 871 137 WWW.AXISMASON.COM



First Floor Plan

NOTES
 Please liaise with the client for any changes to the plan. All dimensions will be checked on site before work begins. All dimensions will be checked on site before work begins. All dimensions will be checked on site before work begins.
 The client will be notified in writing of all changes to the plan. All dimensions will be checked on site before work begins. All dimensions will be checked on site before work begins.
 The client will be notified in writing of all changes to the plan. All dimensions will be checked on site before work begins. All dimensions will be checked on site before work begins.
 © Copyright Axis Mason

Rev	Description	Drawn	Checked	Date
P1	Issued for information	DK	MC	06/06/19
P2	Demolished Areas Aligned	DK	MC	27/11/19

Scale: 1:100
 Project: MC
 Co-ordinator: MC

Client: Alibon Resources Ltd.
 Project: 9 Castle Street, St Helier, Jersey

Drawing Title: General Arrangement Plan
 First Floor

Scale: 1:100
 Date: JUNE 2019
 Issue Status: INFORMATION

Job No: 3654
 Drawing No: 00-011
 Revision: P2

AXIS MASON
 LONDON GLASGOW JERSEY GDANSK DUBAI

Stonewille House, Phillips Street
 St Helier, Jersey, JE2 4DW
 01534 871 037 WWW.AXISMASON.COM