

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## SMALL OUT OF TOWN OFFICE SUITE JEC POWERHOUSE BUILDING QUEENS ROAD ST HELIER



**APPROXIMATELY 708 SQ.FT.  
WITH AMPLE PARKING**

**- ALL INCLUSIVE -**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
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# JEC POWERHOUSE QUEENS ROAD ST HELIER

## **LOCATION**

The premises form part of the substantial out of town retail scheme incorporating the JEC Powerhouse building, Sports Direct, B&Q and the "Health" medical centre.

The premises are situated on the West side of Queens Road, immediately to the North of St Helier Town Centre. We attach a location plan and site plan for reference purposes.

## **DESCRIPTION**

The premises provide a small efficient, modern day, second floor suite of offices with good natural light and WC and kitchenette facilities.

## **ACCOMMODATION**

The approximate area of the accommodation equates to 708 sq.ft.

Ample on-site free parking.

## **TENURE**

The premises are available by way of a new internal repairing style Licence Agreement for a term to be agreed, subject to annual Jersey Cost of Living increases.

The office is available on an "all inclusive" style basis, to include electricity.

The tenant, however, shall be responsible for occupier rates.

# JEC POWERHOUSE QUEENS ROAD ST HELIER

## **RENTAL**

£19 per sq.ft. (all-inclusive style agreement).

## **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**

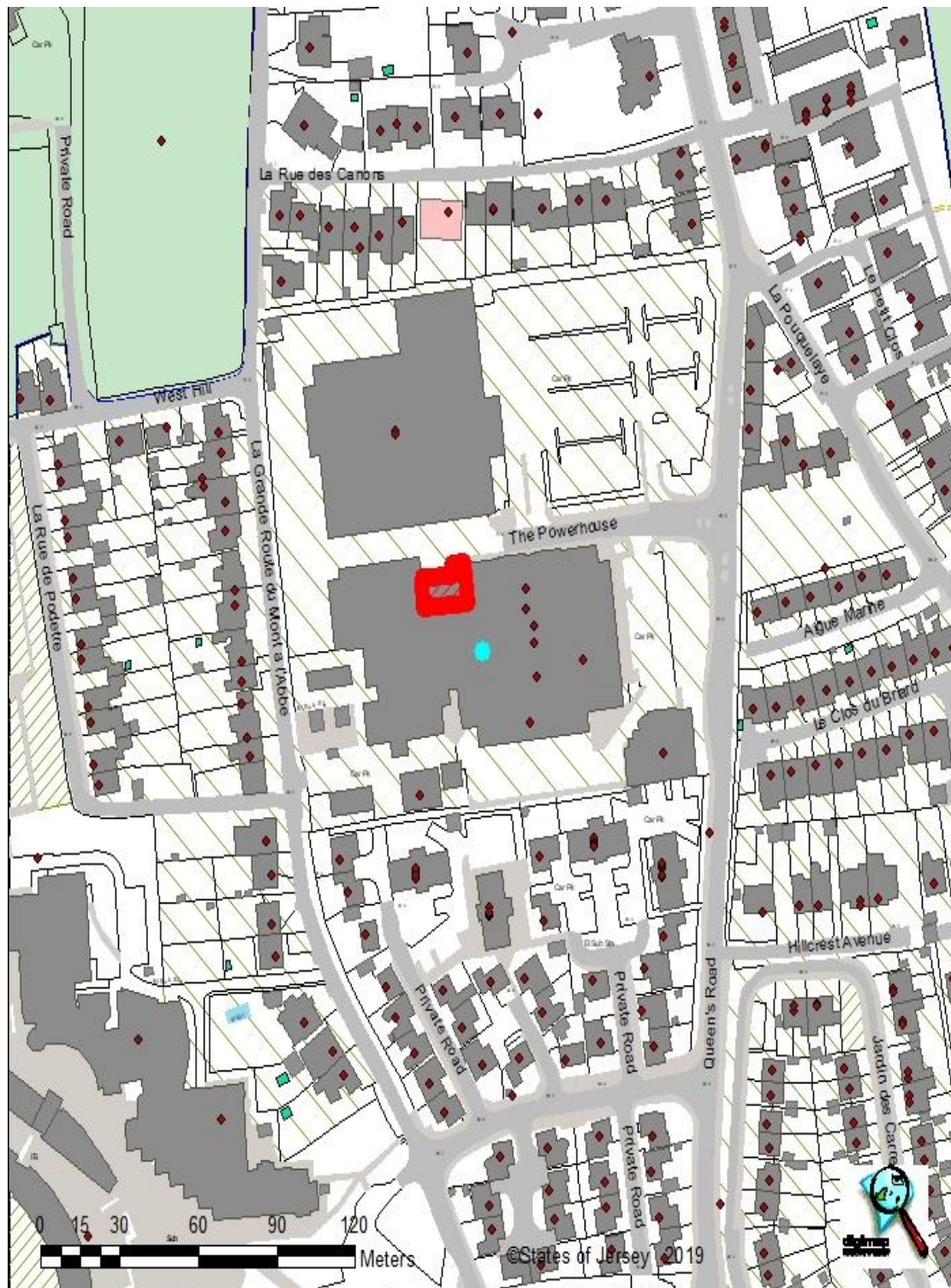
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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