

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES HERON HOUSE L'AVENUE DE LA COMMUNE, ST PETER



**APPROXIMATELY 1,828 SQ FT
PLUS 15 PARKING SPACES**

Heron House, L'Avenue de la Commune, St Peter

LOCATION

The premises form part of Heron House being located immediately to the South of Jersey Airport, forming part of the Gama Aviation buildings.

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

DESCRIPTION

The offices form part of a purpose built office development, with the available office space being situated on the first floor and comprising the following general amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- Treble glazing;
- New carpets;
- Fully accessible raised floors;
- Lift access;
- Excellent natural light;
- Ample parking;
- Kitchenette facilities;
- Storage cupboards.

In addition, the existing tenant has upgraded the office suite to include two private offices/meeting rooms and is prepared to leave the unit virtually fully fitted out to include office furniture.

ACCOMMODATION

The approximate net lettable area is as follows:

First Floor	1,828 sq.ft.
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In addition, there are 15 allocated car spaces.

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TENURE

The premises are available by way of a new sub-lease to expire on 1 September 2025, on repairing and insuring terms by way of a service charge. The Sub-Lessor however, remains responsible for keeping the building wind and watertight.

Alternatively, a new longer lease is potentially available direct with Gama Aviation, the owner of the building.

PASSING RENT

£51,951.70 per annum

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction, which will be subject to the obtaining of references, guarantees and any official consents, as may be required.

VIEWING

Strictly by appointment with the vendor's agent:-

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

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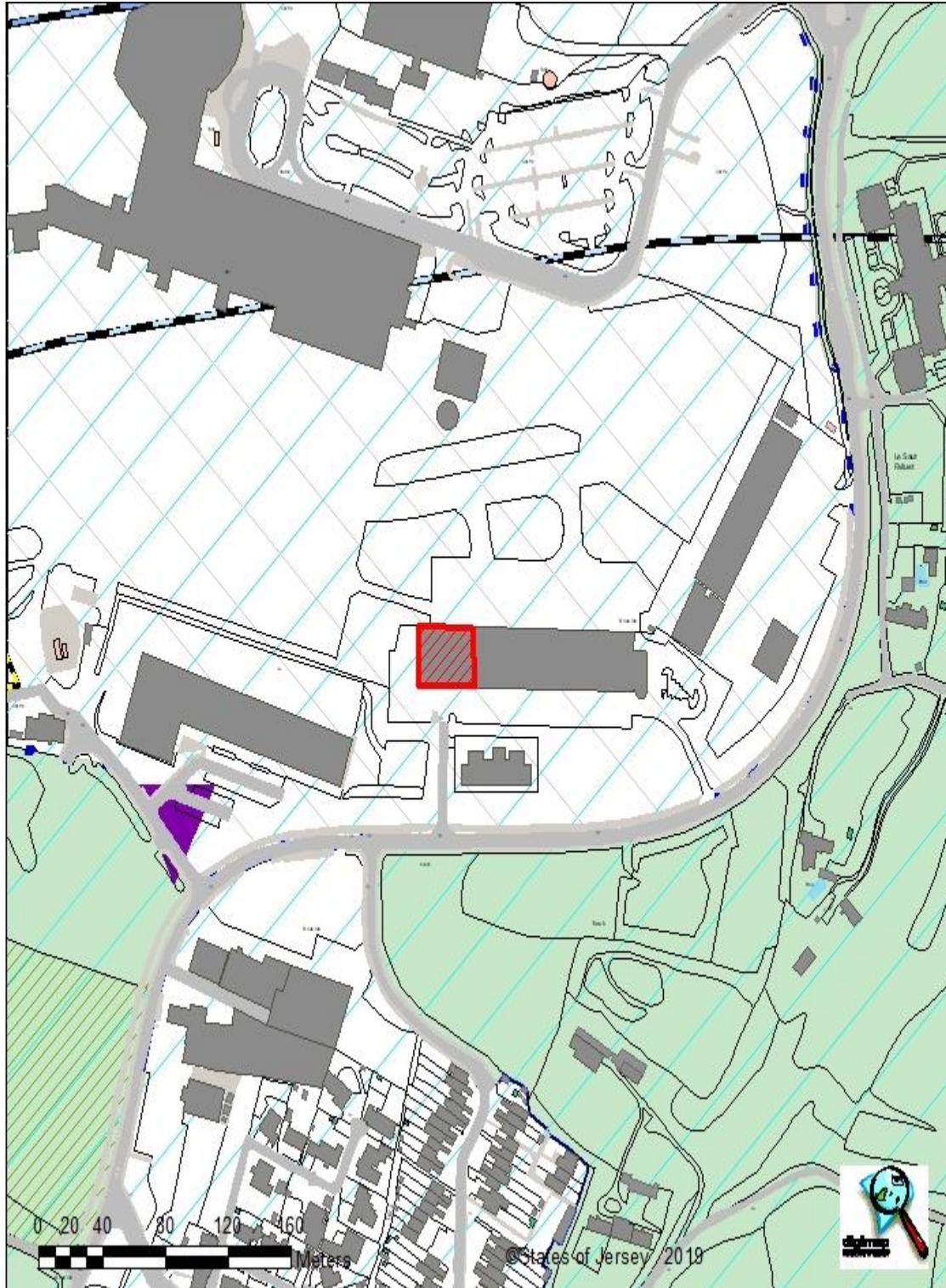
Website: www.sarreandcompany.co.uk

Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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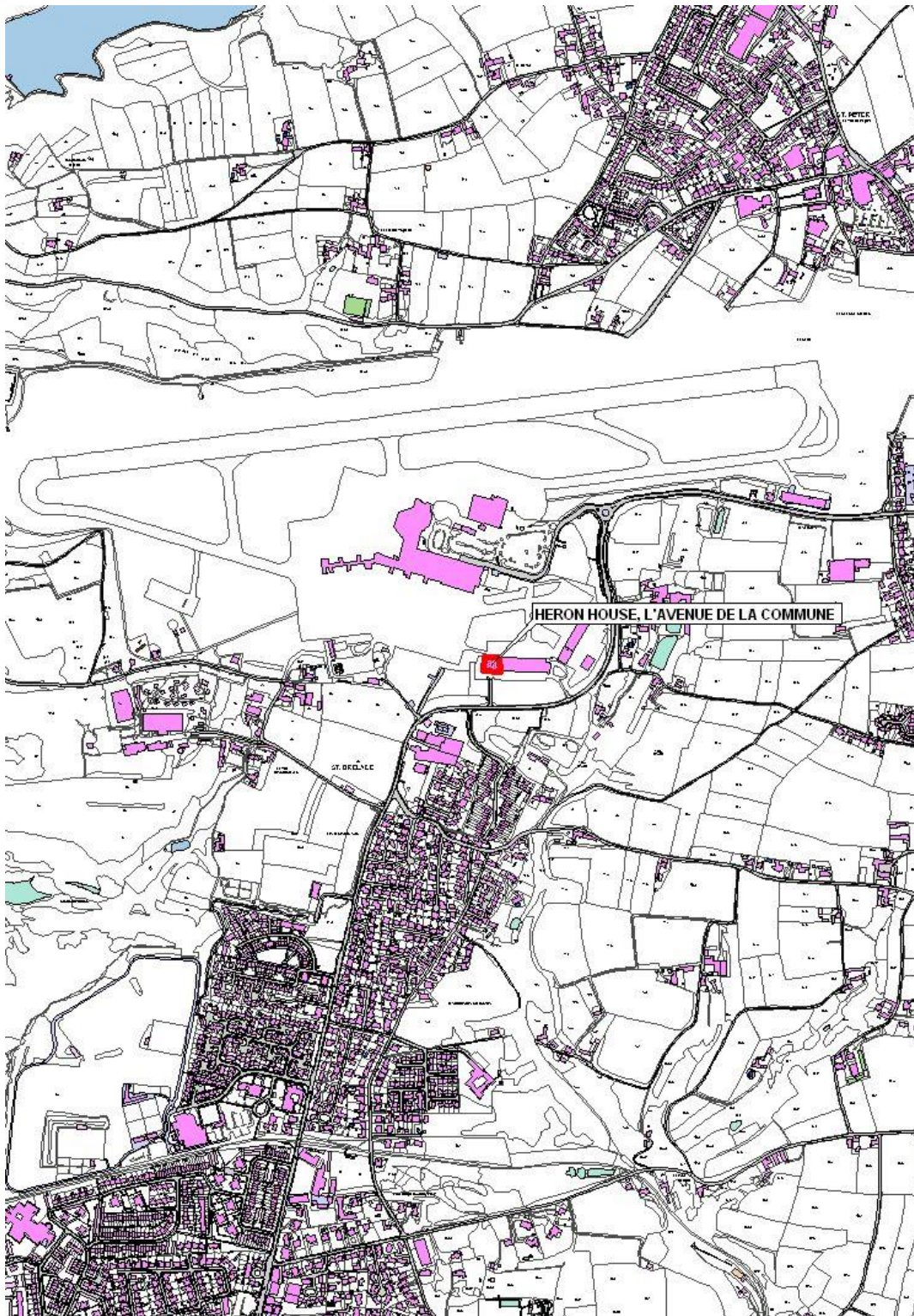


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