

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## FULLY FITTED OUT SECOND FLOOR OFFICE SUITE MIELLES HOUSE LA RUE DES MIELLES ST HELIER



### APPROXIMATELY 2,136 SQ.FT. TO LET

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
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# Mielles House, La Rue des Mielles, St Helier

## **LOCATION**

The premises are situated on La Rue des Mielles, immediately South of Sand Street multi-storey car park. La Rue des Mielles is part of the one way system around the car park connecting Castle Street to the East and Anley Street to the West.

With easy access to the town centre, harbour and Waterfront complex, the premises form part of St Helier's prime Central Business District.

We attach a location plan for reference purposes.

## **DESCRIPTION**

The available premises are situated on the second floor, benefitting from the following amenities:-

- Comfort heating/cooling;
- Suspended ceilings;
- Integral fluorescent lighting;
- Double glazing;
- Raised floors;
- Lift access;
- Kitchenette facilities;
- Male and female WC facilities.

In addition to the above, the existing tenant has undertaken various improvements to the building to include the creation of a reception area, a boardroom, a meeting room, and is comprehensively wired throughout, with all furniture to remain if required.

We attach the existing floor layout for reference purposes.

## **ACCOMMODATION**

The premises provide approximately 2,136 sq.ft (net internal) of office accommodation.

# Mielles House, La Rue des Mielles, St Helier

## TENURE

The premises are currently held on a 9 year fully repairing and insuring style lease which commenced on 1 January 2014 and is due to expire on 31 December 2022. The lease benefits from a service charge cap protecting the tenant from any exceptional expenditure. The lease is available for assignment.

Alternatively a new lease is potentially available for a longer duration by way of a new lease direct with the landlord.

## RENTAL

The passing rental is £46,992 per annum (£22 per sq.ft).

## AVAILABILITY

On completion of legal formalities.

## VIEWING

Strictly by appointment through either of the owner's joint Sole Agents:

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

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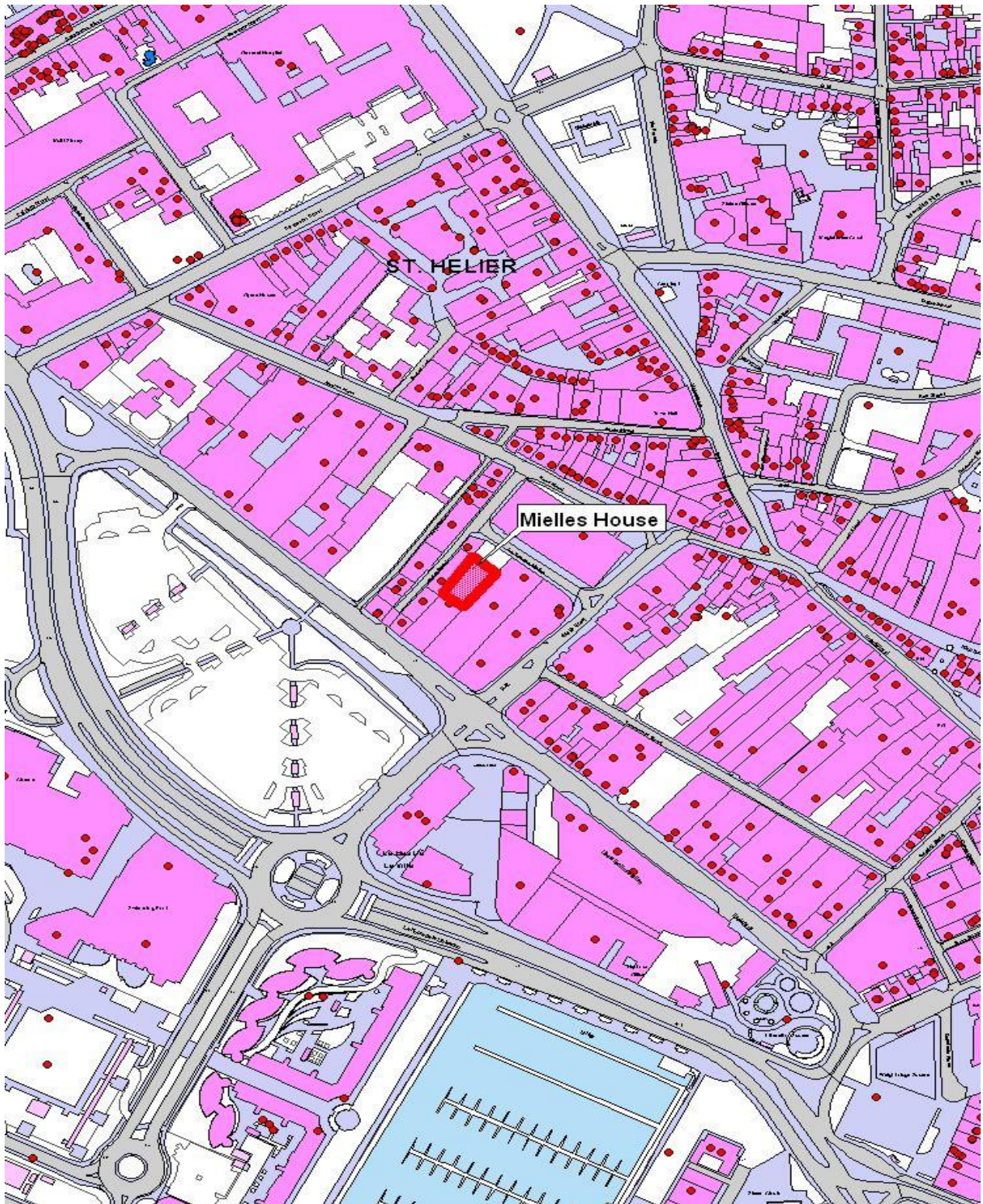
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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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