COMMERCIAL PROPERTY OFFICE OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED HIGH QUALITY OFFICES CAPITAL HOUSE CHURCH STREET ST HELIER

APPROXIMATLEY 1,983 SQ.FT, UP TO 9,061 SQ.FT

AVAILABLE 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

The Property Ombudsman

CAPITAL HOUSE,
CHURCH STREET, ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District occupying a particularly prominent town centre position.

More specifically, the property is situated on the South side of Church Street, close to the junction with Hill Street, principally facing the grounds of the St Helier Town Church.

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

DESCRIPTION

The property is a self-contained purpose built office building, over ground and 4 upper floors.

The building benefits from a prominent entrance and attractive façade facing Church Street itself, leading to a communal entrance with lift access to first, second and third floors.

The property is undergoing comprehensive refurbishment, with the internal areas to benefit from the following new specification throughout, subject to planning:-

- Suspended ceilings;
- Integral LED lighting;
- Comfort cooling/comfort heating;
- Perimeter trunking;
- Male & female WC facilities;
- Shower facilities;
- Disabled WC facilities;
- Kitchenette facilities;
- Lift access;
- Efficient open plan layout;
- Excellent natural light provision;
- Roof top terrace.

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ACCOMMODATION

The areas on completion will be digitally remeasured by the on site architect in line with International Property Measurement Standard (IPMS) for offices, as now adopted by the Royal Institution of Chartered Surveyors.

We estimate the areas to be as follows:-

Ground Floor	1,983 sq.ft
First Floor	2,166 sq.ft
Second Floor	2,166 sq.ft
Third Floor	2,166 sq.ft
Fourth Floor	580 sq.ft
Total	**9,061 sq.ft**

TEST TO FITS

We attach floor plans on a cleared out basis and an example test to fit showing how a floor could be fitted out, for reference purposes.

For interested parties, we are happy to undertake bespoke test to fit exercises.

TENURE

The property is available as a whole or on a floor by floor basis on new 9 year fully repairing and insuring style leases, by way of a managed service charge.

Rent reviews are to be 3 yearly in an upwards direction only, in line with Jersey Cost of Living.

RENTAL

Offices - £29.50 per sq.ft

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OCCUPATION

It is anticipated the building will be ready for occupation for tenant fit-out purposes during the first quarter of 2021.

COVENANT STRENGTH/GUARANTOR

Any transaction with be subject to the proposed lessee being of suitable financial standing or providing an acceptable guarantee.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting either of the vendor's sole agents:

Alistair M Sarre Bsc MRICS, Julian Roffe FRICS MCI Arb or Annie Bolle-Jones

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E-mail: alistair@sarreandcompany.co.uk
julian@sarreandcompany.co.uk
annie@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

Jon Carter
or Hugo Mendonca BSc MRICS

CBRE
3rd Floor, Sir Walter Raleigh House
48-50 Esplanade,
St Helier
Jersey JE2 3QB

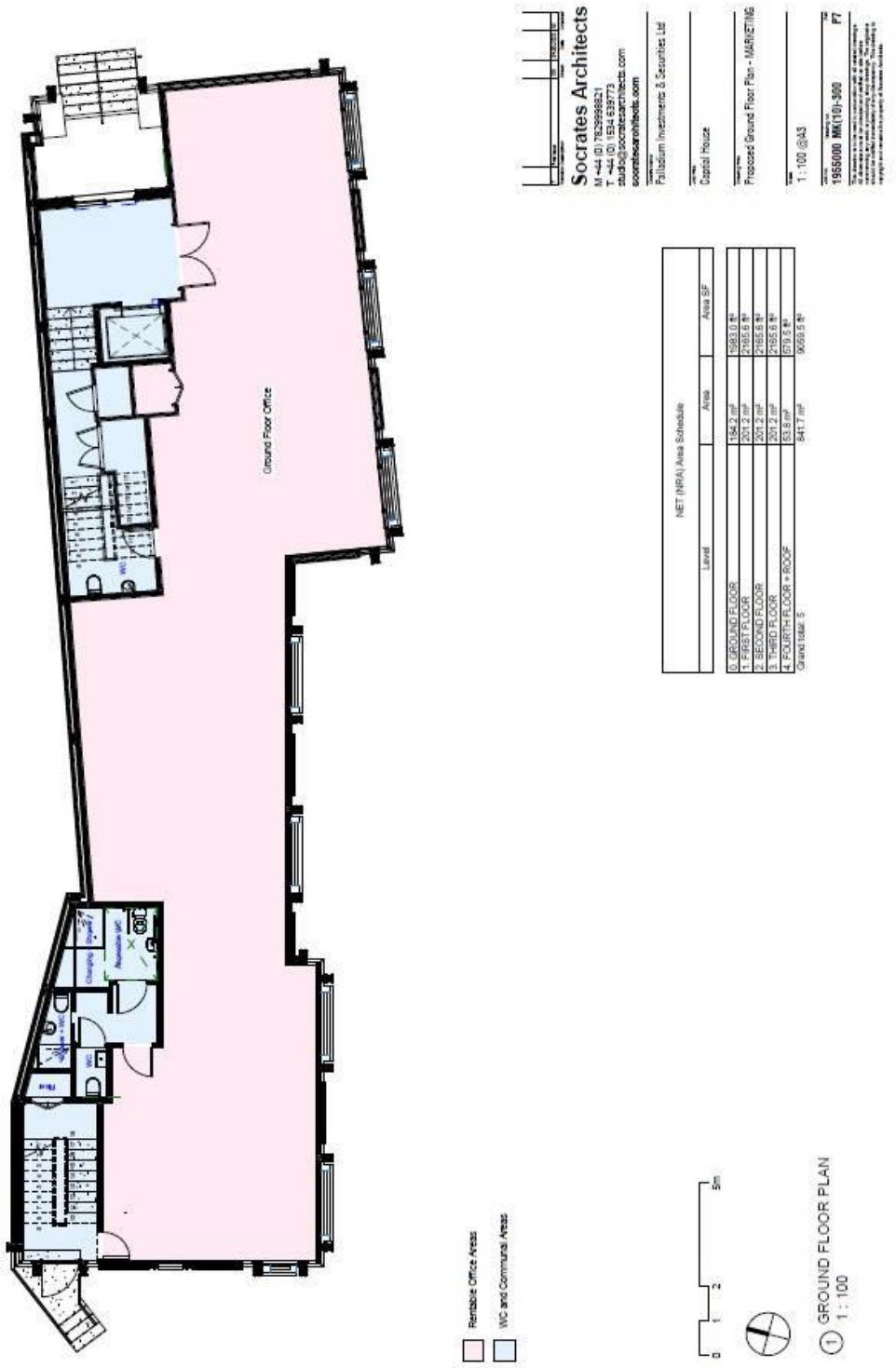
Tel: 01534 874141

E-mail: jonathan.queree@cbre.co.uk
jon.carter@cbre.co.uk
hugo.mendonca@cbre.co.uk

Website: www.cbre.co.uk

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

CAPITAL HOUSE,
CHURCH STREET, ST HELIER



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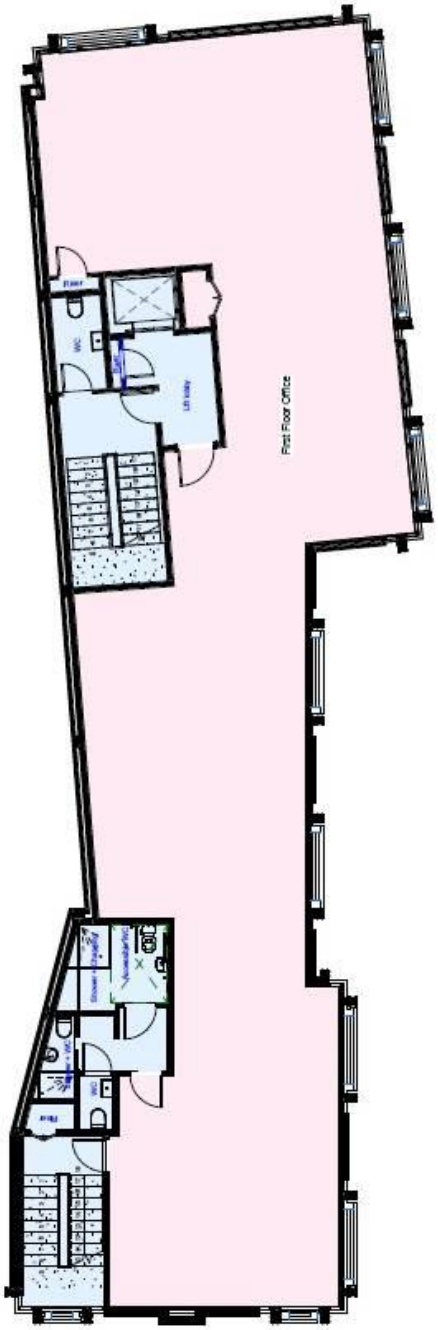

Socrates Architects
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Palladium Investments & Securities Ltd

Capital House

Proposed First Floor Plan - MARKETING

1 : 100 @A3

1955000 MK(10)-301 P7

NET (NRA) Area Schedule

Level	Area	Area SF
0. GROUND FLOOR	184.2 m²	1983.0 ft²
1. FIRST FLOOR	201.2 m²	2165.6 ft²
2. SECOND FLOOR	201.2 m²	2165.6 ft²
3. THIRD FLOOR	201.2 m²	2165.6 ft²
4. FOURTH FLOOR + ROOF	53.8 m²	579.5 ft²
Grand total: 5	841.7 m²	9059.5 ft²

Rentable Office Areas
WC and Communal Areas

0 1 2 5m

① FIRST FLOOR PLAN
1 : 100

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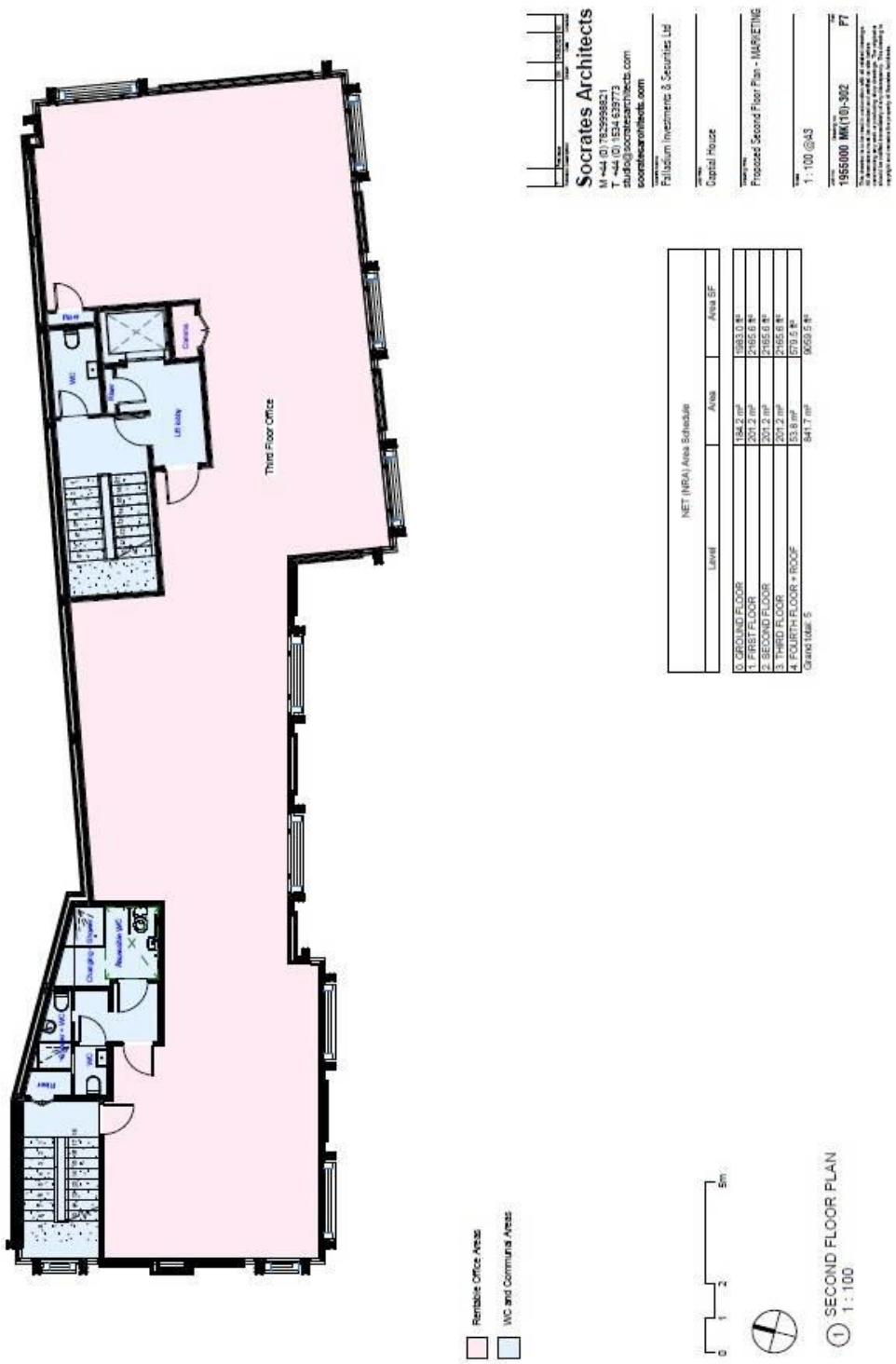

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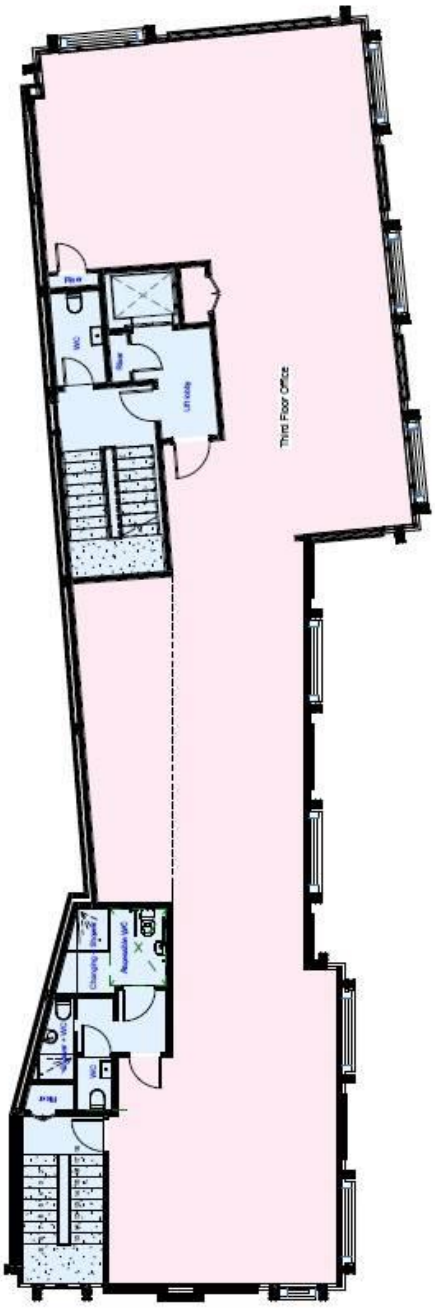

Rentable Office Areas

WC and Communal Areas

0 1 2 5m

① THIRD FLOOR PLAN
1 : 100

NET (NRA) Area Schedule

Level	Area	Area SF
0. GROUND FLOOR	194.2 m²	1983.0 ft²
1. FIRST FLOOR	201.2 m²	2165.6 ft²
2. SECOND FLOOR	201.2 m²	2165.6 ft²
3. THIRD FLOOR	201.2 m²	2165.6 ft²
4. FOURTH FLOOR + ROOF	53.8 m²	579.5 ft²
Grand Total: 5	841.7 m²	9059.5 ft²

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Capital House

Proposed Third Floor Plan - MARKETING

1 : 100 @A3

1955000 MX(10)-303 F7

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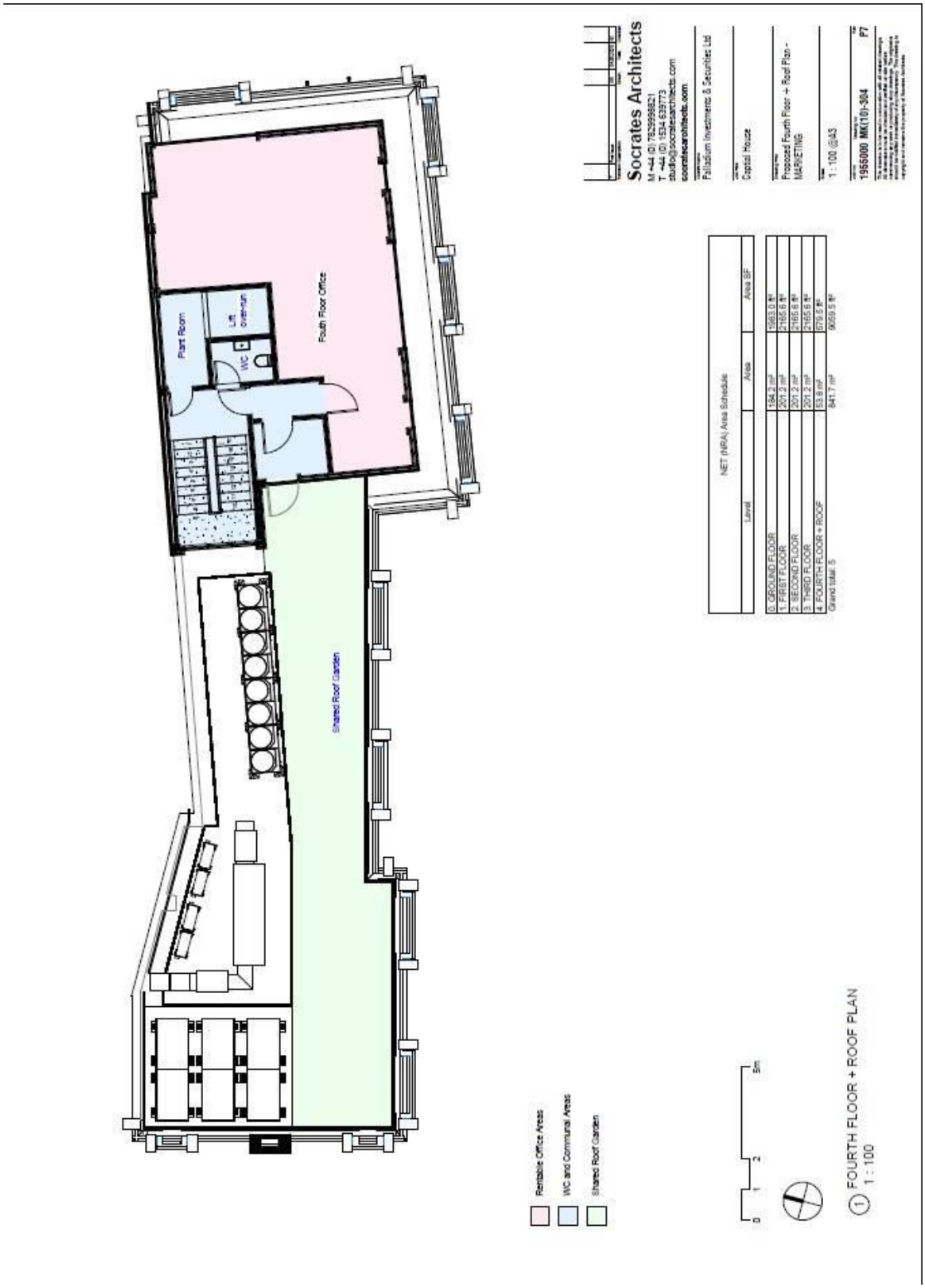
CAPITAL HOUSE, CHURCH STREET, ST HELIER



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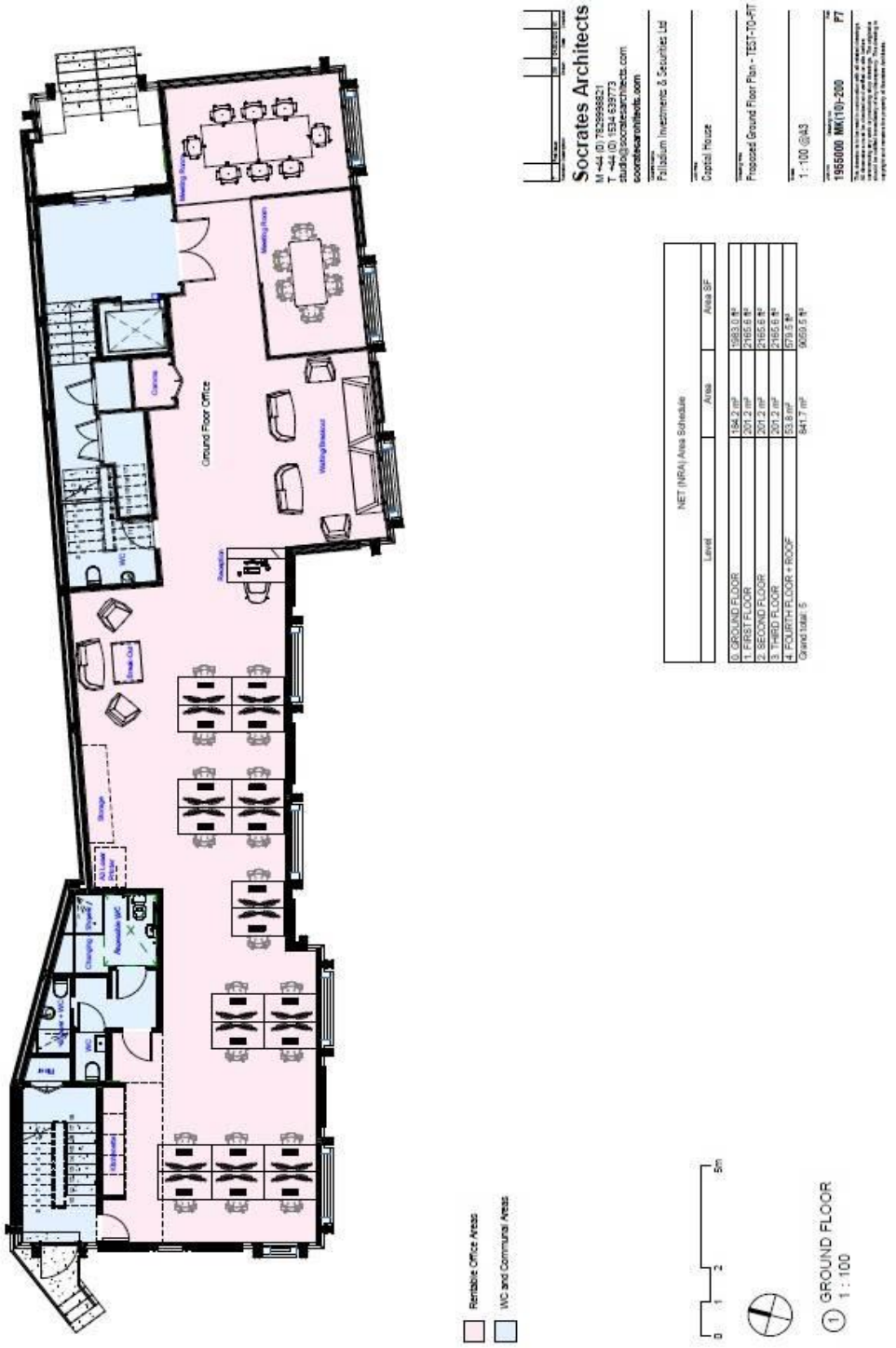

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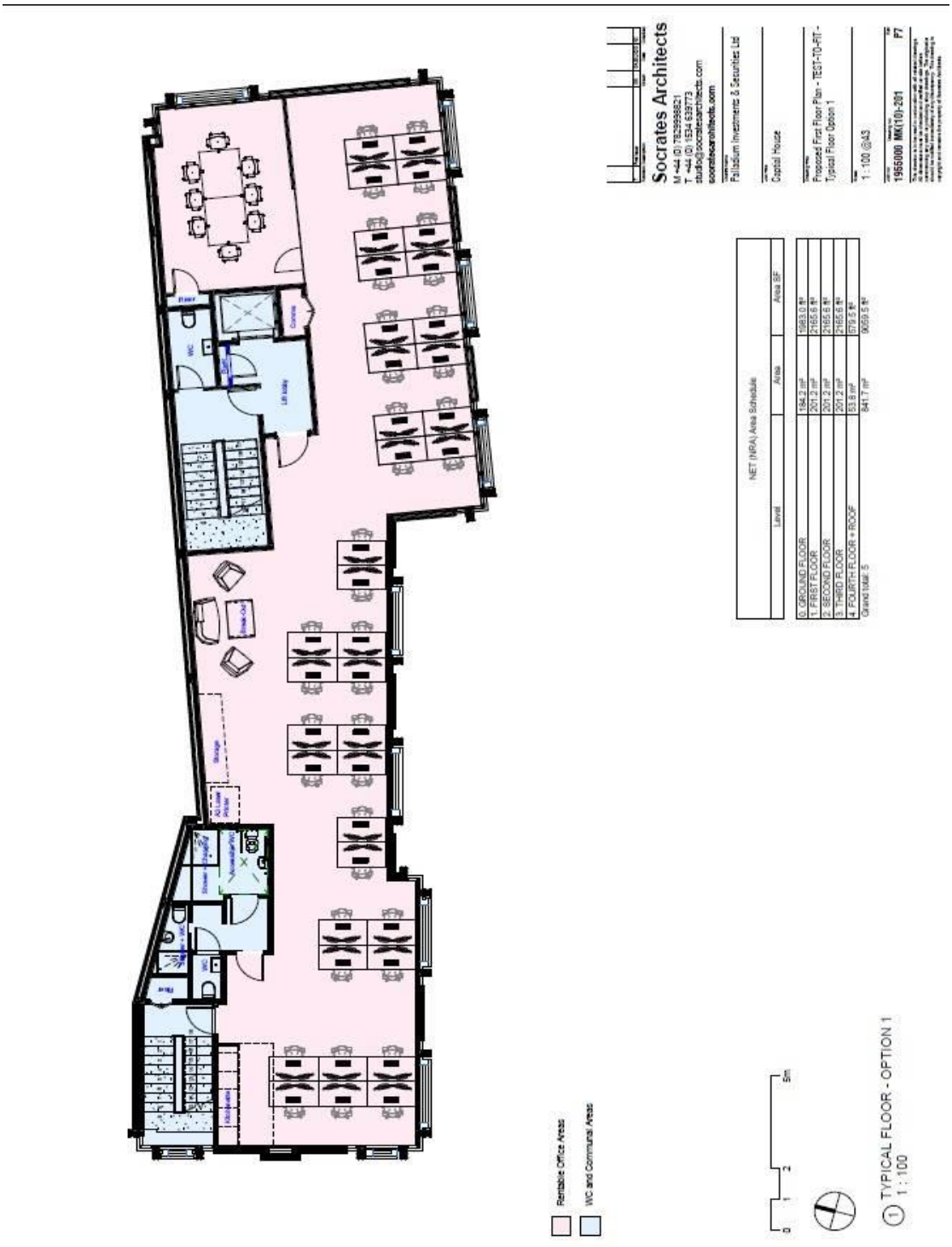

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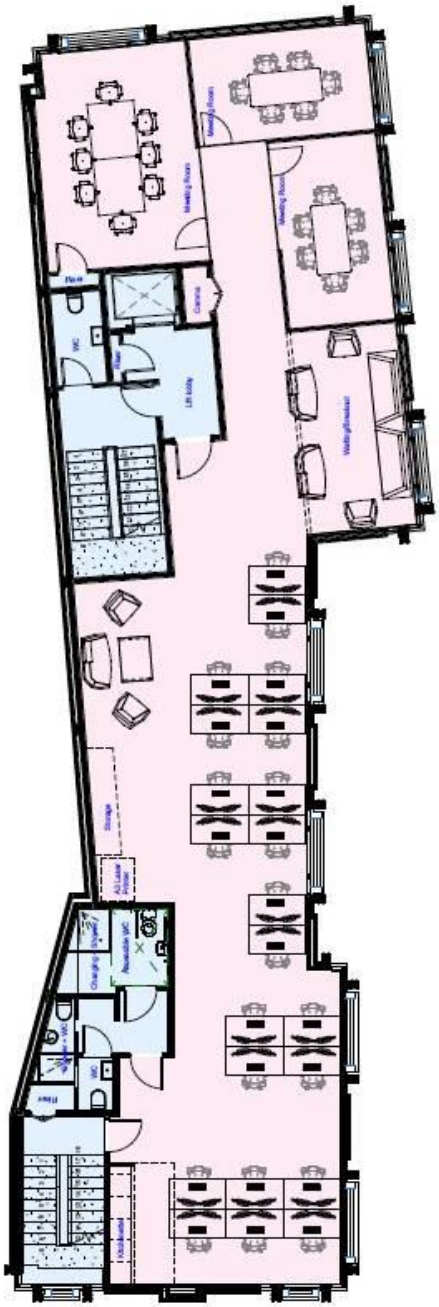

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Palladium Investments & Securities Ltd

Capital House

Proposed Second Floor Plan - TEST-TO-FIT - Typical Floor Option 2

1 : 100 @A3

1955000 MK(10)-202 P7

NET (NRA) Area Schedule

Level	Area	Area SF
0 GROUND FLOOR	184.2 m²	1983.0 ft²
1 FIRST FLOOR	201.2 m²	2165.6 ft²
2 SECOND FLOOR	201.2 m²	2165.6 ft²
3 THIRD FLOOR	201.2 m²	2165.6 ft²
4 FOURTH FLOOR + ROOF	53.8 m²	579.5 ft²
Grand total: 5	841.7 m²	9059.5 ft²

Rentable Office Areas

WC and Communal Areas

0 1 2 5m

① TYPICAL FLOOR - OPTION 2
1 : 100

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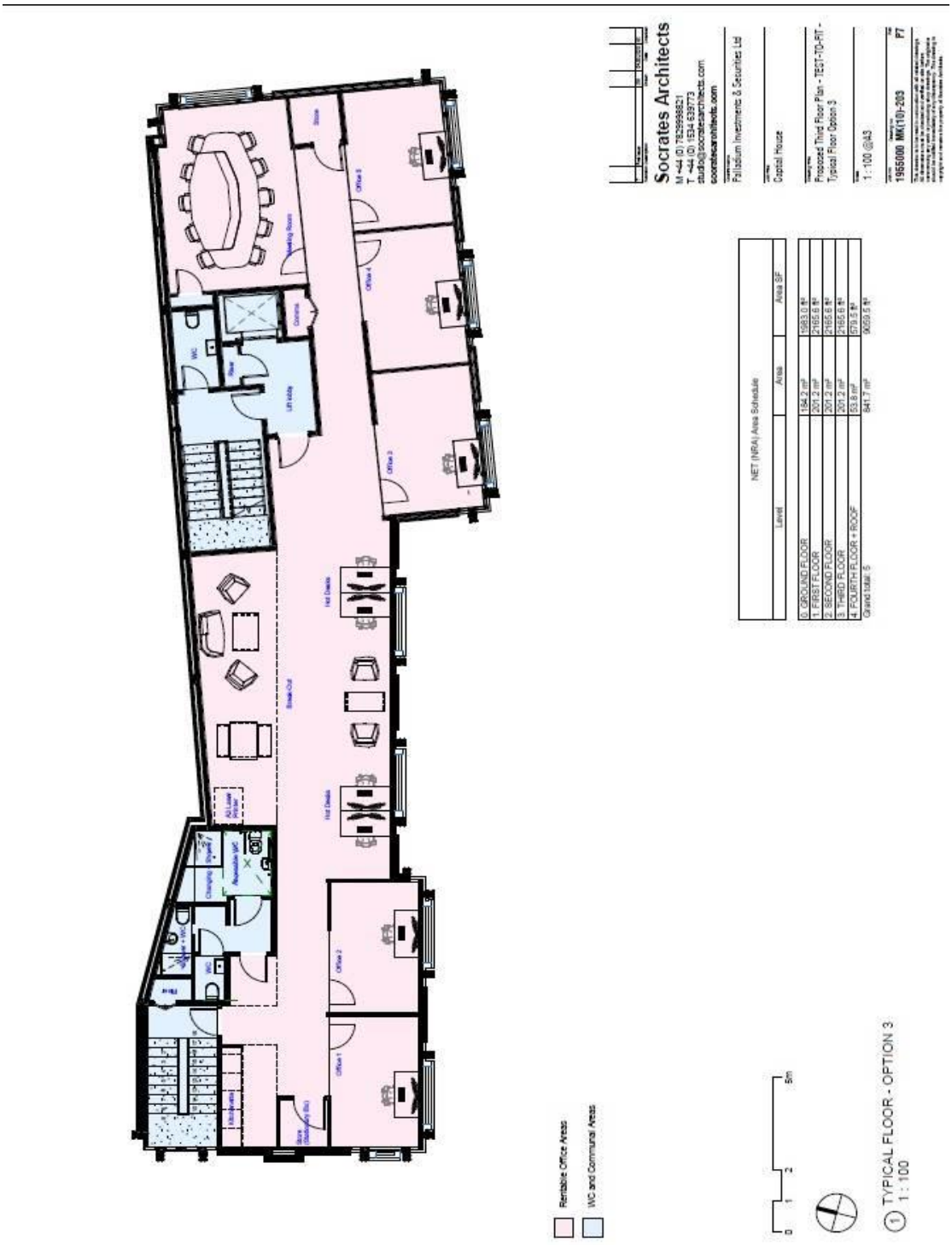

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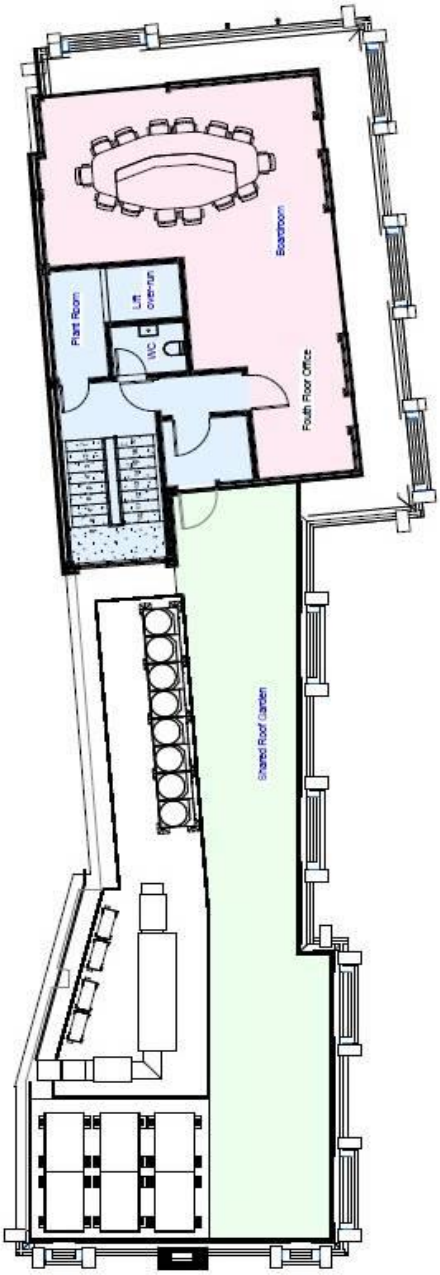

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Grand total: 5	841.7 m²	9059.5 ft²

Rentable Office Areas

WC and Communal Areas

Shared Roof Garden

0 1 2 5m

1 FOURTH FLOOR + ROOF
1 : 100

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Fallsdum Investments & Securities Ltd

Capital House

Proposed Fourth Floor + Roof Plan - TE3-10-RT

1 : 100 @A3

1955000 MK(10)-204 F7

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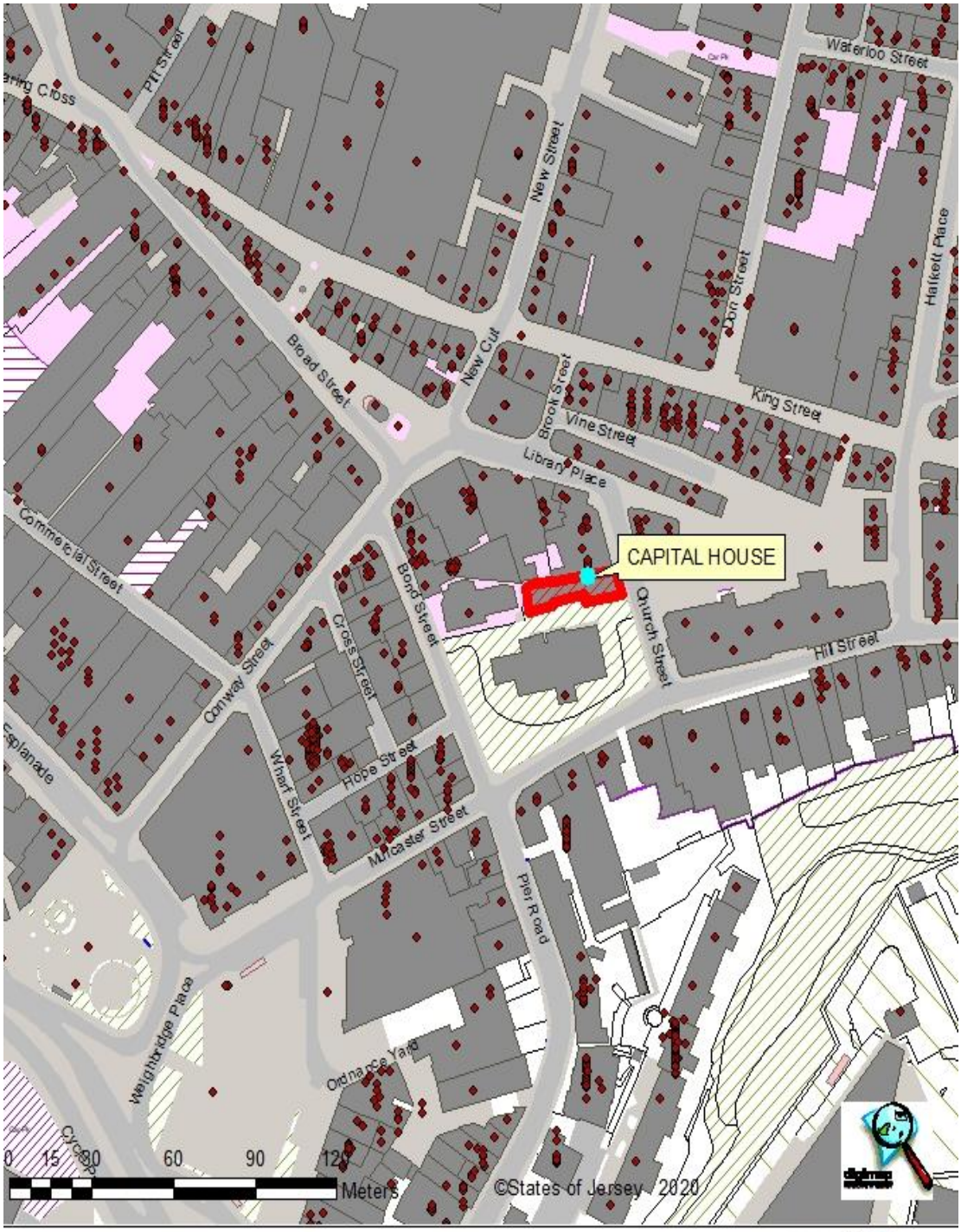

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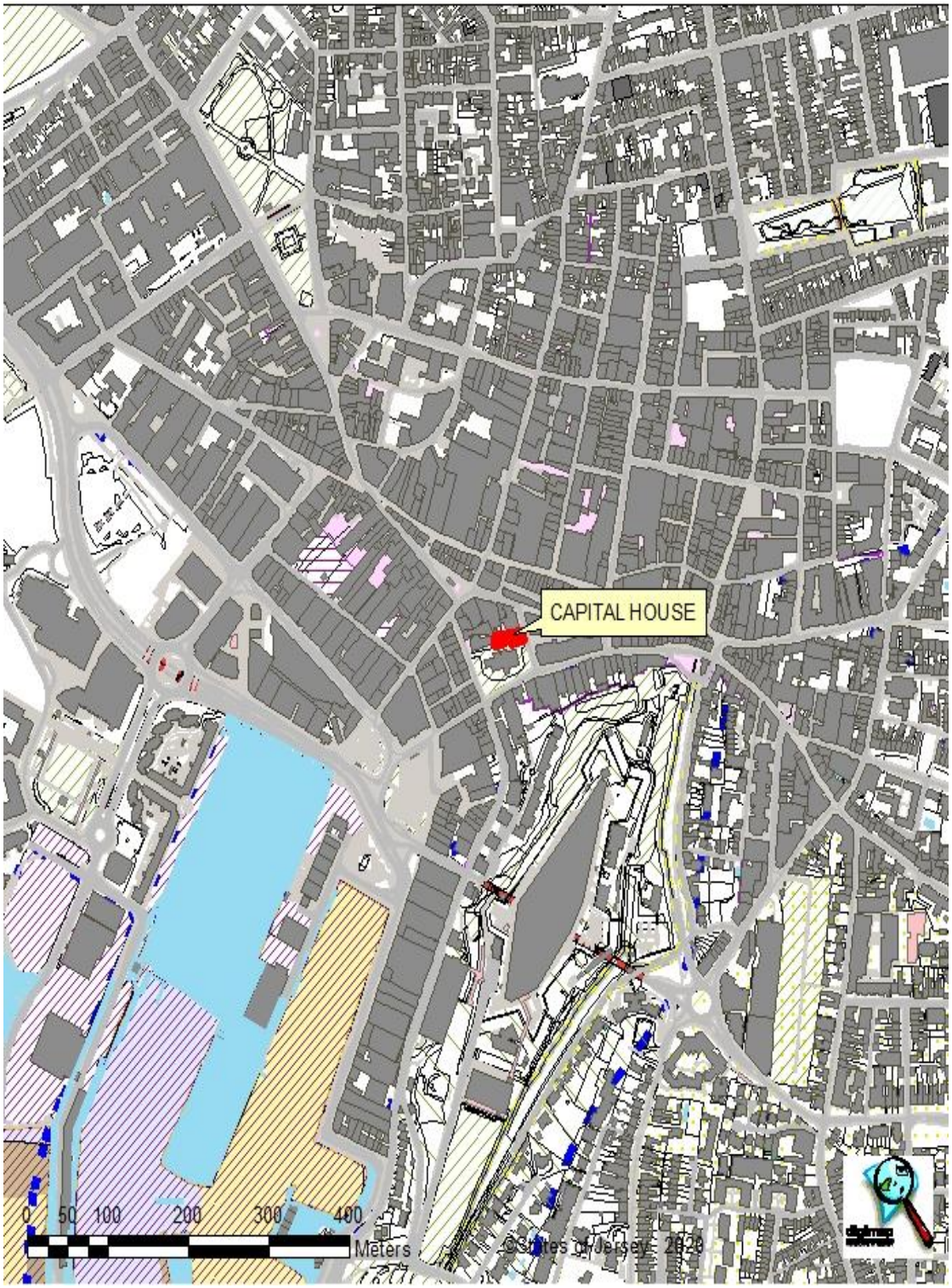

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