

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED OFFICES FIRST FLOOR 7-11 BRITANNIA PLACE ST HELIER



TO LET
1,003 SQ.FT, 1,822 SQ.FT.UP
TO 2,825 SQ.FT.

PLUS 3 CAR SPACES

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



7-11 Britannia Place St Helier

LOCATION

The property is located in Jersey's Central Business District, forming part of the Britannia Place purpose-built office development.

The development itself is situated on the Eastern side of Bath Street and within relatively close proximity to the centralised retailing areas of Halkett Street, West Centre and Queen Street.

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

DESCRIPTION

The property is a purpose built, two storey office building providing office accommodation over ground and first floors, with secure basement parking.

The property, being situated on the North side of Britannia Place, benefits from elevated views out over the impressive Millennium Town Park.

The available space is at first floor level and benefits from the following general amenities:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and heating;
- Double glazing;
- Perimeter trunking throughout;
- Carpeting;
- Shower facility;
- Male and female WC facilities;
- Kitchenette facilities.

We attach floors plan for reference purposes.

7-11 Britannia Place St Helier

ACCOMMODATION

The measured areas in line with IPMS 3 are as follows:

First Floor RHS	1,822 sq.ft.
First Floor LHS	<u>1,033 sq.ft.</u>
Total	2,825 sq.ft.

Three basement car spaces are available.

TENURE

The premises are available in either in part or as a whole by way of a new lease for a term of 9 years and subject to 3 yearly Jersey Cost of Living rent reviews.

The lease will be granted on a full repairing and insuring style basis, via a service charge, but will be subject to a schedule of condition. The lessee, however, shall not be responsible for any structural repair throughout the duration of the lease.

The premises are available for immediate occupation.

RENTAL

Offices	£16.00 per sq.ft.
Parking	£2,750 per annum per car space.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

7-11 Britannia Place St Helier

VIEWING

By contacting the vendor's sole agent:

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

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

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Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

7-11 Britannia Place St Helier

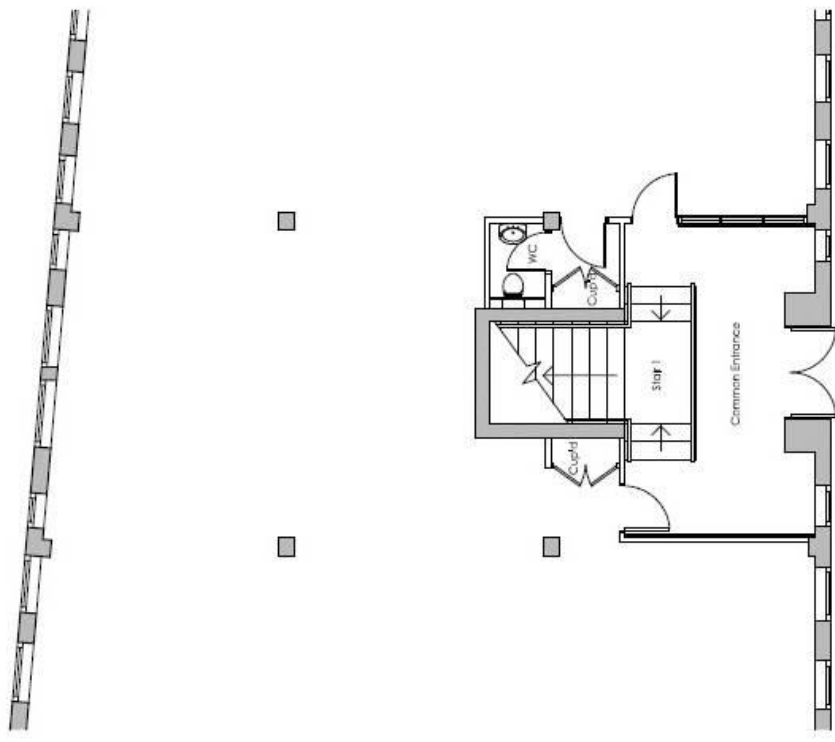


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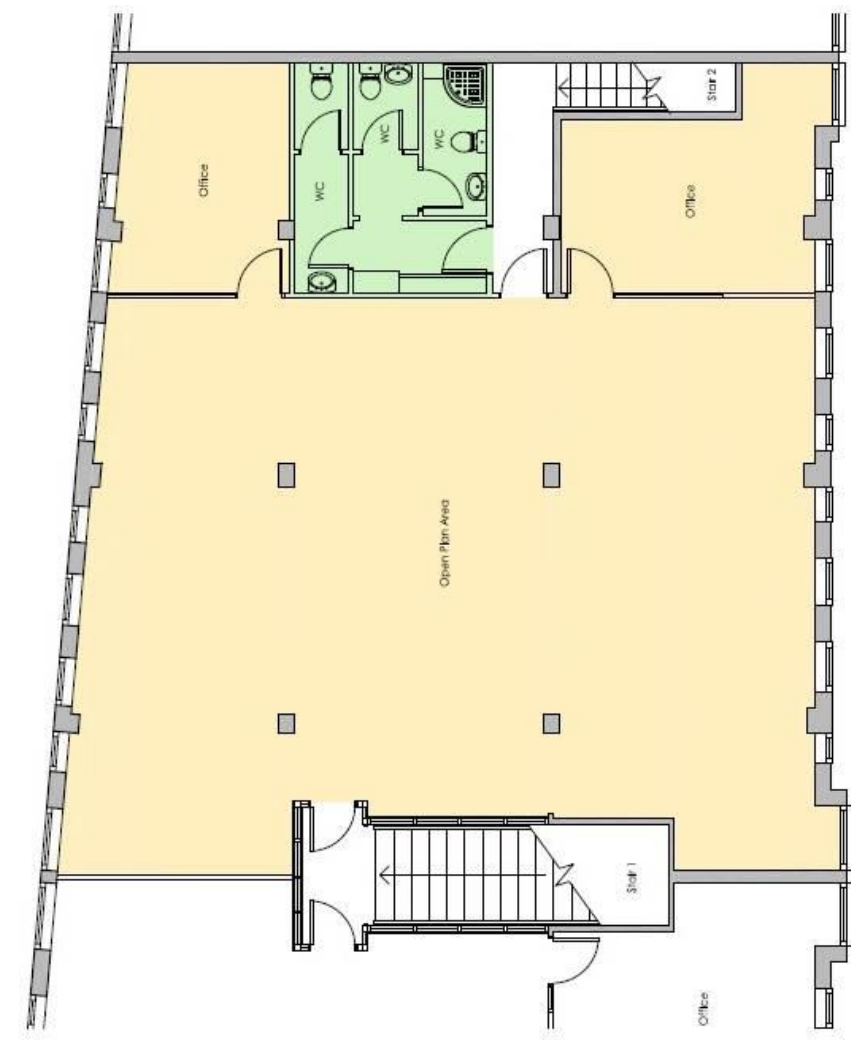
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Ground Floor Plan



First Floor Plan

NOTES:
 1. This drawing is for information only and is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the architect.
 2. All dimensions are in millimeters unless otherwise stated.
 3. The drawing is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the architect.
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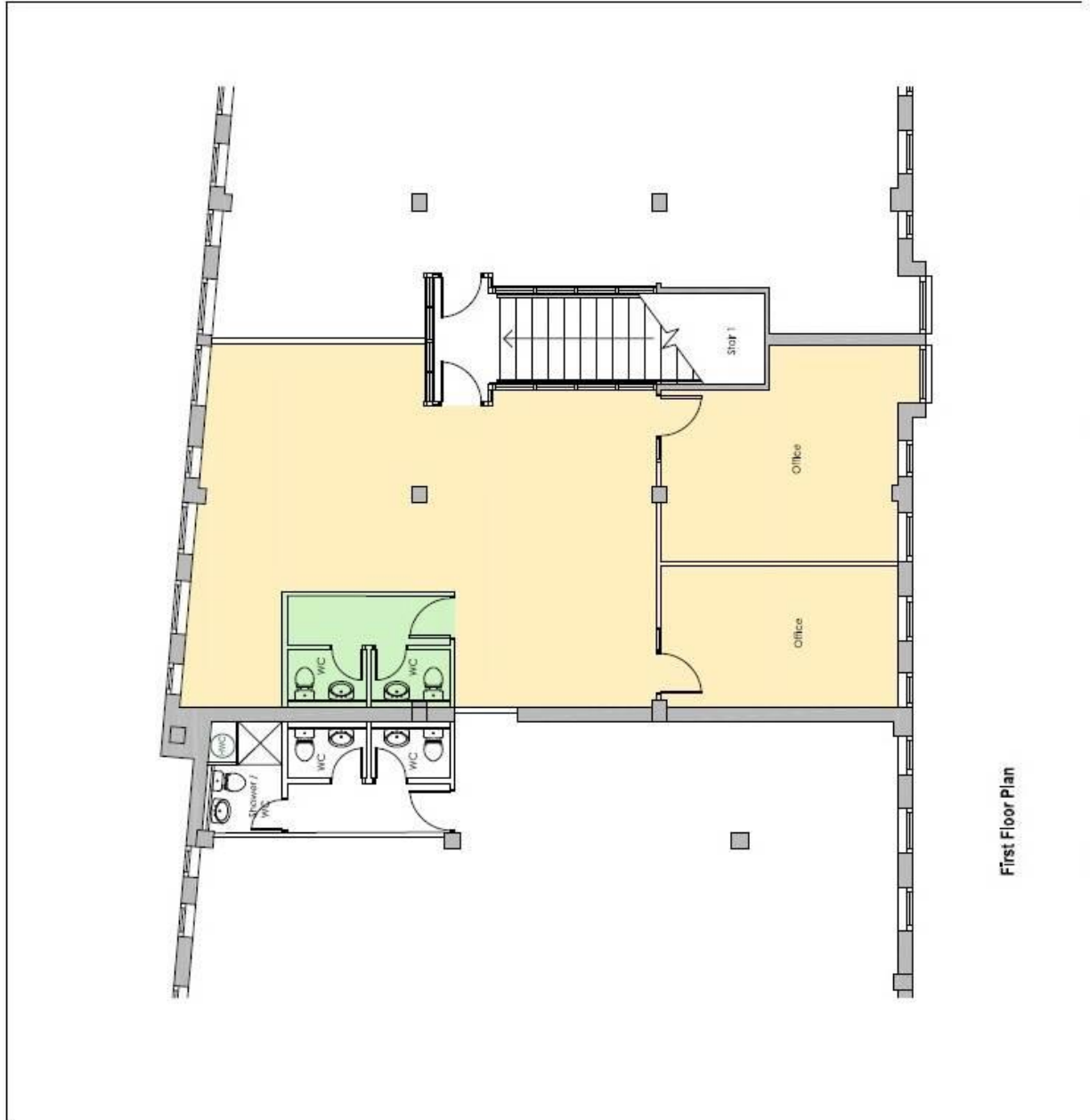
Rev	Description	Dwn	Ckd	Date
P1	Marketing Issue	DK	MC	13.03.20

Key:

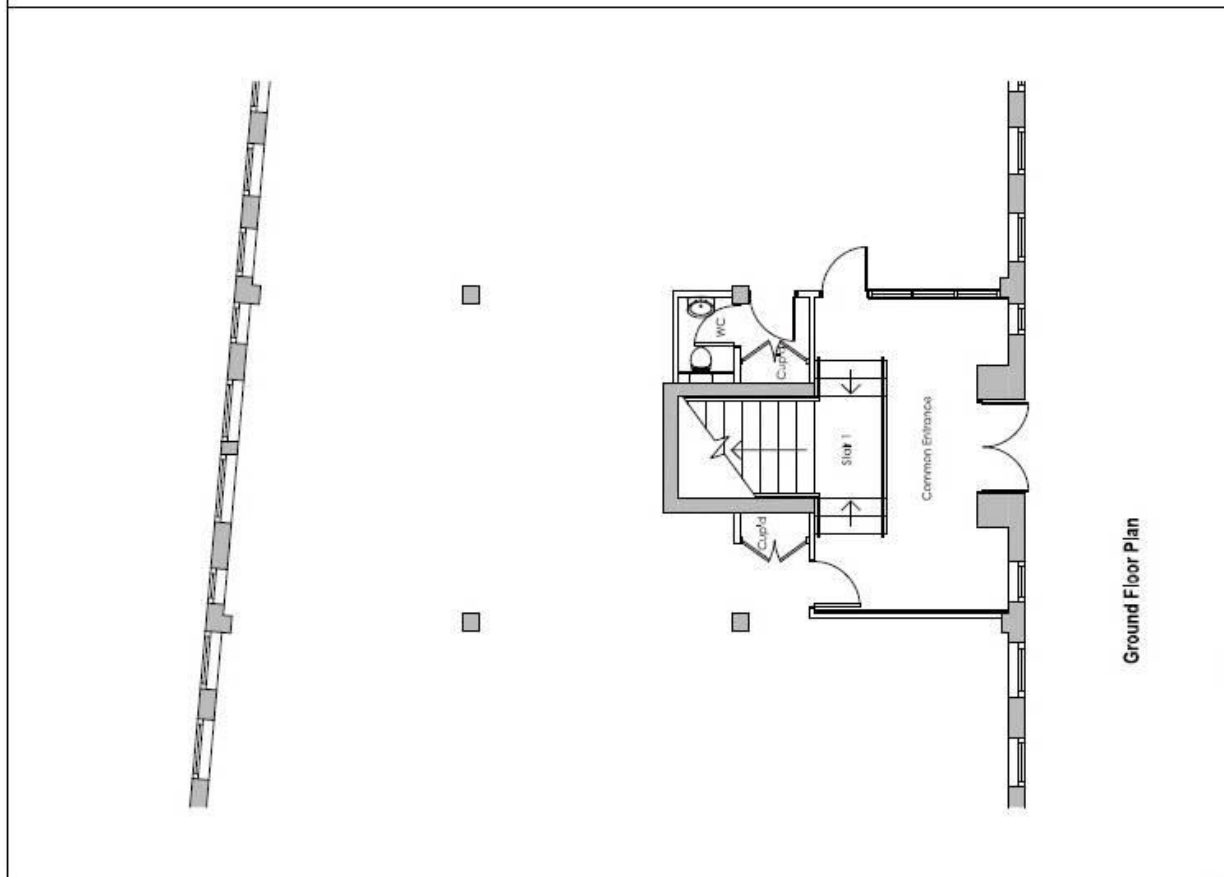
 Area - MA = 165.24m ² (1,827,681ft ²)
 WCs - MA = 16.45m ² (177ft ²)

Client:	IQ-EQ
Project:	7-11 Britannia Place, SL Heller, Jersey
Drawing Title:	MARKETING Proposed First Floor Plan

AXIS MASON		3 Mulcaster St Heller Jersey, JE2 3MJ 01534 870 137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GDANSK DUBLIN		Scale @ A3:	1:100
Date:	JANUARY '19	Project:	MC
Issue:	INFORMATION	Co-ordinator:	MC
Status:	INFORMATION	Job No:	3695
Drawing No:	501	Revision:	P1



Ground Floor Plan



First Floor Plan

NOTES
 1. This drawing shall be used for the design and construction of the building. All dimensions are to the finished work unless otherwise stated.
 2. The contractor shall be responsible for obtaining all necessary planning and building regulations consent.
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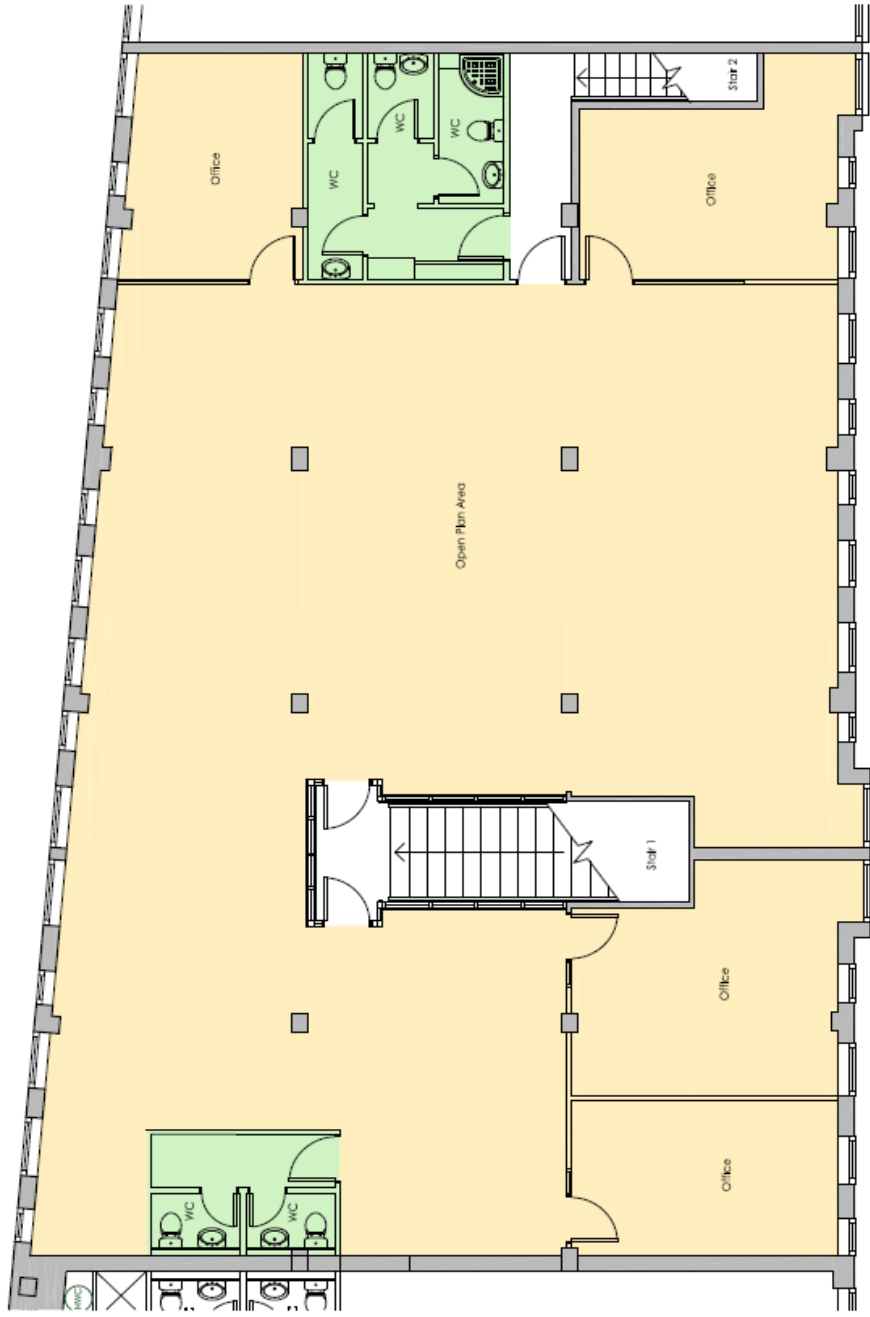
Rev	Description	Dwn	Ckd	Date
P1	Marketing Issue	DK	MC	16.01.19

Key:

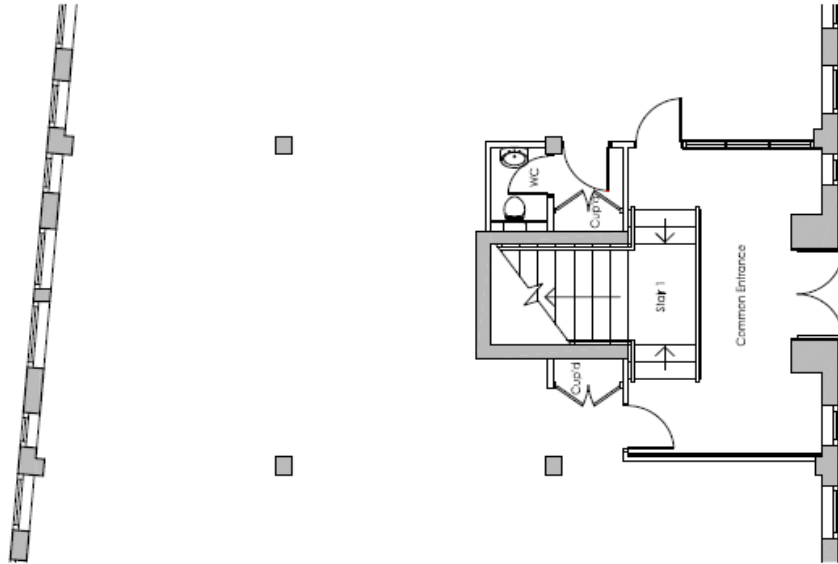
 Area - N/A = 82.24m ² (1,032.61m ²)
 WCs - N/A = 8.47m ² (91.17m ²)

Client:	First Names	7-11 Britannia Place, St. Heller, Jersey
Project:	Drawing Title:	MARKETING Proposed First Floor Plan

AXIS MASON		3 M. Lister St. Heller Jersey, JE2 3NU 01534 870 137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GDANSK DURBAN		Scale @ A3: 1:100	Date: JANUARY 19
Project Co-ordinator:	MC	Issue Status:	INFORMATION
Job No:	3695	Drawing No:	500
		Revision:	P1



First Floor Plan



Ground Floor Plan

AXIS MASON 3 Mulcaister Street Jersey, JE2 3NJ 01534 870 137 WWW.AXISMASON.COM LONDON GLASGOW JERSEY GDANSK DURBAN		Scale @ A3: 1:100 Date: JANUARY '19
Client: IQ-EQ	Project: 7-11 Britannia Place, SL Helter, Jersey	Issue: MC Status: INFORMATION
Job No: 3685	Drawing No: 500	Revision: P2

Key: Area - N/A = 265,0m ² (2,837-AF) WC's - N/A = 24,3m ² (266,0m ²)
Drawing Title: MARKETING Proposed First Floor Plan

Rev	Description	Dwn	Ckd	Date
P1	Marketing Issue	DK	MC	16.01.19
P2	Marketing Issue	DK	MC	21.07.20

NOTES

1. Ground floor area will be taken from all available floor levels to be shown on this plan. All floor levels to be shown on this plan will be to the finished floor level.

2. The marketing area will be considered as the area of the ground floor area to be shown on this plan. All floor levels to be shown on this plan will be to the finished floor level.

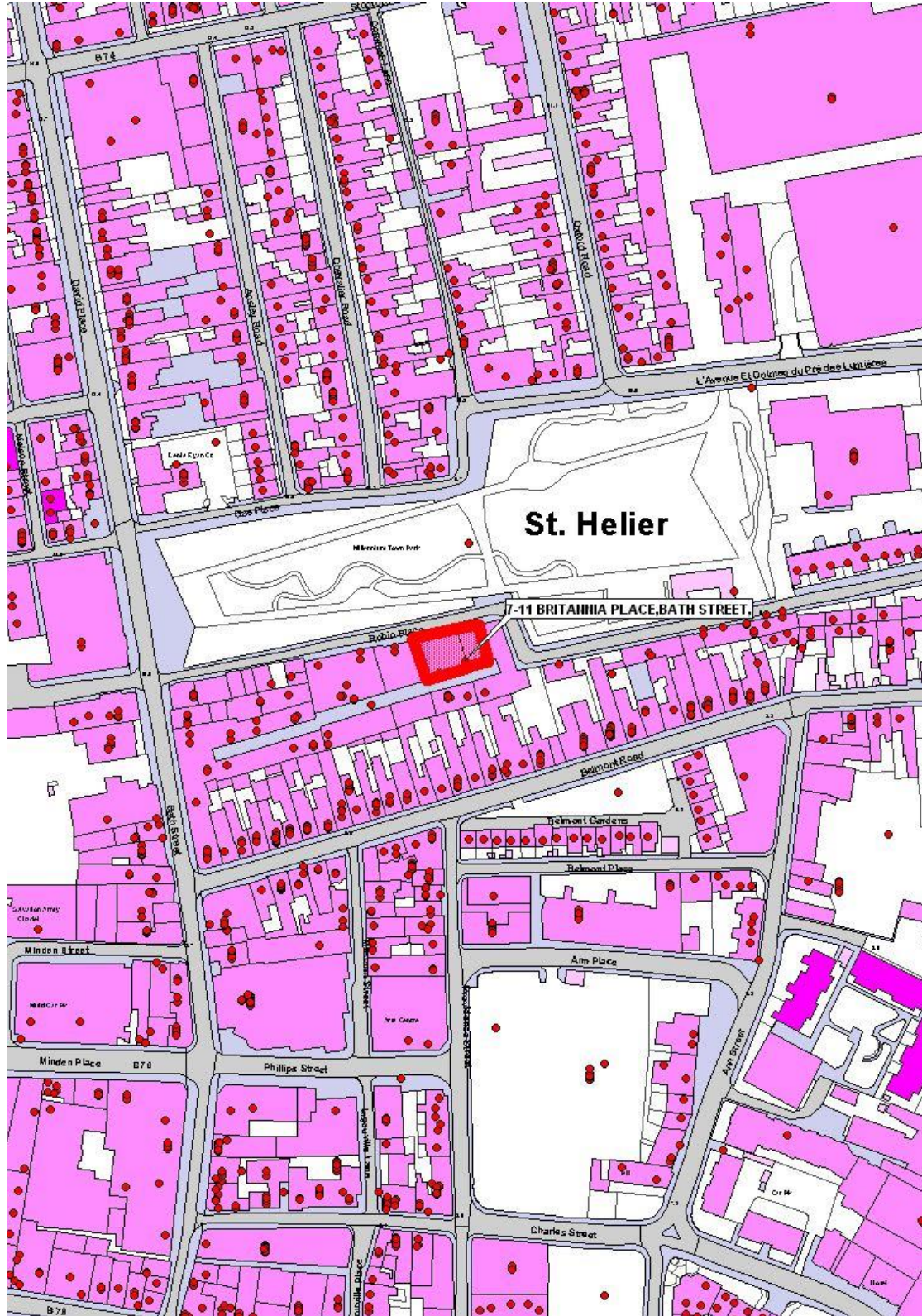
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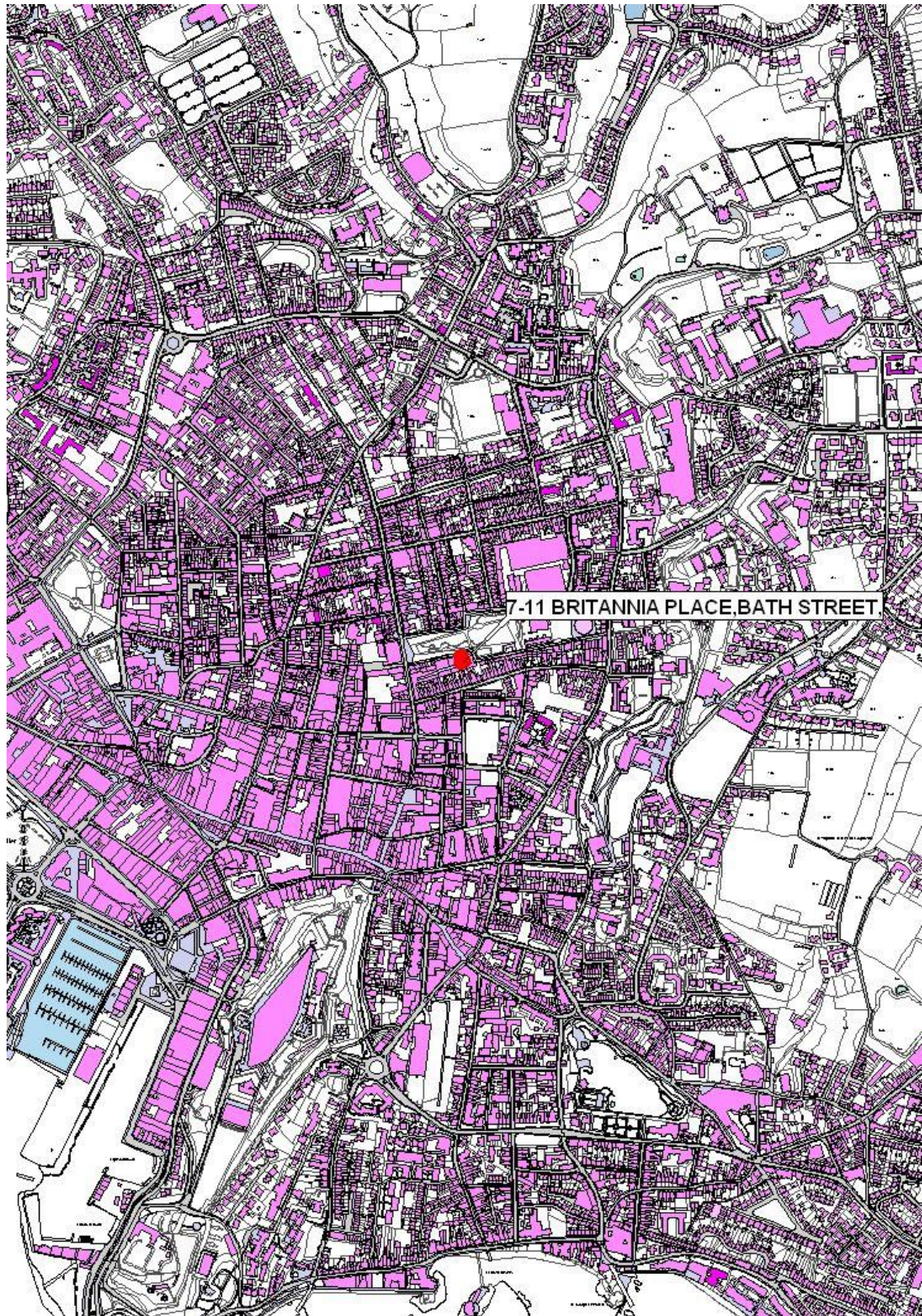
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