

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY OFFICES/ANCILLARY SPACE WITH EXTENSIVE STORAGE 9 COMMERCIAL BUILDINGS ST HELIER



**OFFICES – 5,511 SQ.FT.
STORAGE/ANCILLARY – 10,243 SQ.FT.**

TO LET ON A NEW LEASE

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



9 COMMERCIAL BUILDINGS ST HELIER

LOCATION

The property is located within St Helier's Central Business District fronting the inner town harbour and within close proximity to St Helier's Town Centre.

More specifically the premises are situated on the Southern end of Commercial Buildings.

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

DESCRIPTION

The building consists of ground and first floor offices, storage and ancillary studio space, with a spacious 3 bed apartment at second floor level which is leased separately.

- Offices/Showroom

The general specification of the offices/showroom area are as follows:-

- Suspended ceilings
- Integral fluorescent lighting
- Part cellurised
- Boardroom with cooling/heating
- Efficient open plan working area
- Carpeted throughout
- Male & female WC facilities
- Part furnished

- Studio Areas

Part open plan, part cellurised space, previously utilised as a media studio.

- Storage

Basic storage facilities with a kitchenette and male and female WC facilities.

We attach a selection of internal photographs for reference purposes.

9 COMMERCIAL BUILDINGS ST HELIER

ACCOMMODATION

Ground Floor

| | |
|------------------------|-------------|
| Front Offices/Showroom | 2,784 sq.ft |
| Storage | 4,130 sq.ft |
| Studio | 405 sq.ft |
| Kitchenette | 163 sq.ft |

First Floor

| | |
|--------------------|-------------|
| Front Offices | 1,776 sq.ft |
| Mezzanine Office 1 | 176 sq.ft |
| Mezzanine Office 2 | 79 sq.ft |
| Mezzanine Office 3 | 75 sq.ft |
| Middle Offices | 621 sq.ft |
| Studio | 1,233 sq.ft |
| Mezzanine Storage | 592 sq.ft |
| Storage | 1,490 sq.ft |
| Rear Store | 2,230 sq.ft |

Totals

| | |
|---------------------------------|---------------------|
| Offices | 5,511 sq.ft |
| Storage/Studio/Ancillary | 10,243 sq.ft |

TENURE

The premises are available as a whole or in part on a new lease for a duration of 9 years, on internal repairing style terms.

The tenant shall be responsible however for a fair proportion of all parochial rates, building insurance and utilities consumed.

RENTAL

£87,500 per annum as a whole.

OCCUPATION

Immediately on completion of legal formalities.

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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, Annie Bolle-Jones
or Julian Roffe FRICS MCI. Arb,**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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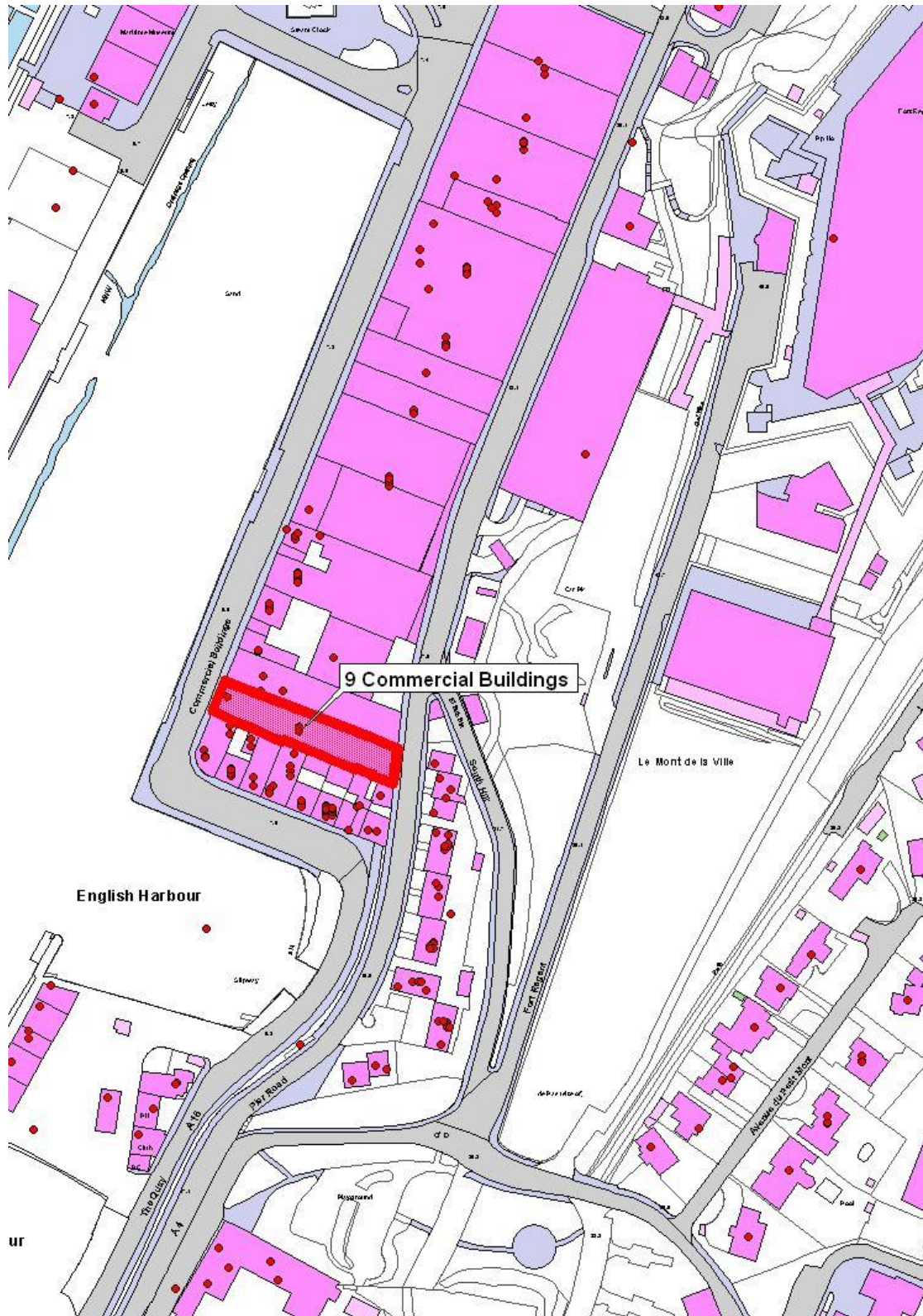


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