

COMMERCIAL PROPERTY OPPORTUNITY

EXCEPTIONAL 1ST FLOOR OFFICE SUITE ST PAUL'S GATE, 22-24 NEW STREET ST HELIER



APPROXIMATELY 6,670 SQ.FT.

TO LET

1ST FLOOR OFFICE SUITE ST PAUL'S GATE 22-24 NEW STREET

LOCATION

The property is located in the heart of Jersey's Financial Business District in a recognised office location, just to the North of St Helier's principal retailing areas.

More specifically, the property is situated on the Western side of New Street, forming part of the St Paul's Gate development.

We attach a location and site plan for reference purposes.

DESCRIPTION

The property is a purpose built, five storey office building providing full specification office accommodation.

The available premises form the entirety of the first floor and benefit from the following amenities:-

- Suspended ceilings;
- Integral lighting;
- Air-conditioning;
- Double glazing;
- Lift access;
- Fully accessible raised floors;
- Male and female WC facilities;
- Disabled WC facilities;
- Kitchenette facilities.

In addition to the above, the floor has been fully fitted out to include underfloor wiring, carpets, various partitioned offices and can be let in a fully furnished state if required.

We attach a floor plan as laid out for reference purposes.

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ACCOMMODATION

The approximate net internal area of the available space is 6,670 sq.ft.

TENURE

The suite is available by way of a sub-sub lease for a duration to expire on 31st August 2025.

The sub-lease will be on an internal repairing style lease, with a service charge to cover the general running costs of the building, however, the sub-sub lessee shall not be responsible for any capital replacement costs to either the structure or the general M&E component parts of the building.

RENTAL

On the basis the unit will be let on a fully fitted out basis, the asking rental is £30 per sq.ft.

OCCUPATION

Immediately upon completion of legal formalities.

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 sub-lessor and superior lessor.

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VIEWING

By contacting the sub-lessor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb,

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

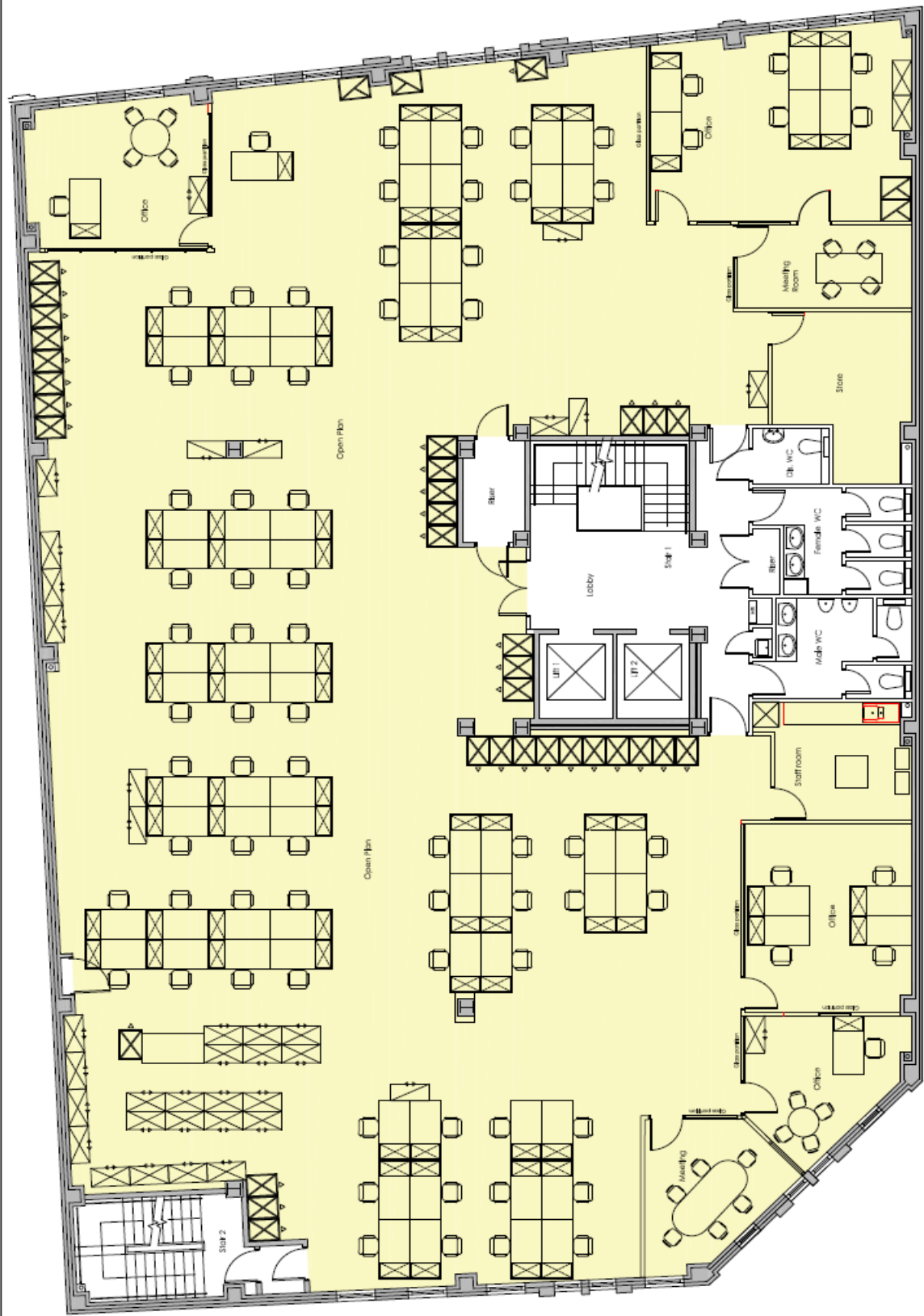
Tel: 01534 888848

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



NOTES

1. Please refer to the project brief for further information. All dimensions are to face unless otherwise stated.

2. All drawings are to be made in accordance with the current British Standards (BS) and the relevant Building Regulations.

3. The drawings are not to be used for construction without the written consent of the architect.

4. The drawings are not to be used for any other purpose without the written consent of the architect.

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Rev	Description	Dwn	Ckd	Date

Client:	Sarre & Co
Project:	First Floor, St Paul's Gate 22-24 New Street St Helier
Drawing Title:	Existing First Floor Plan

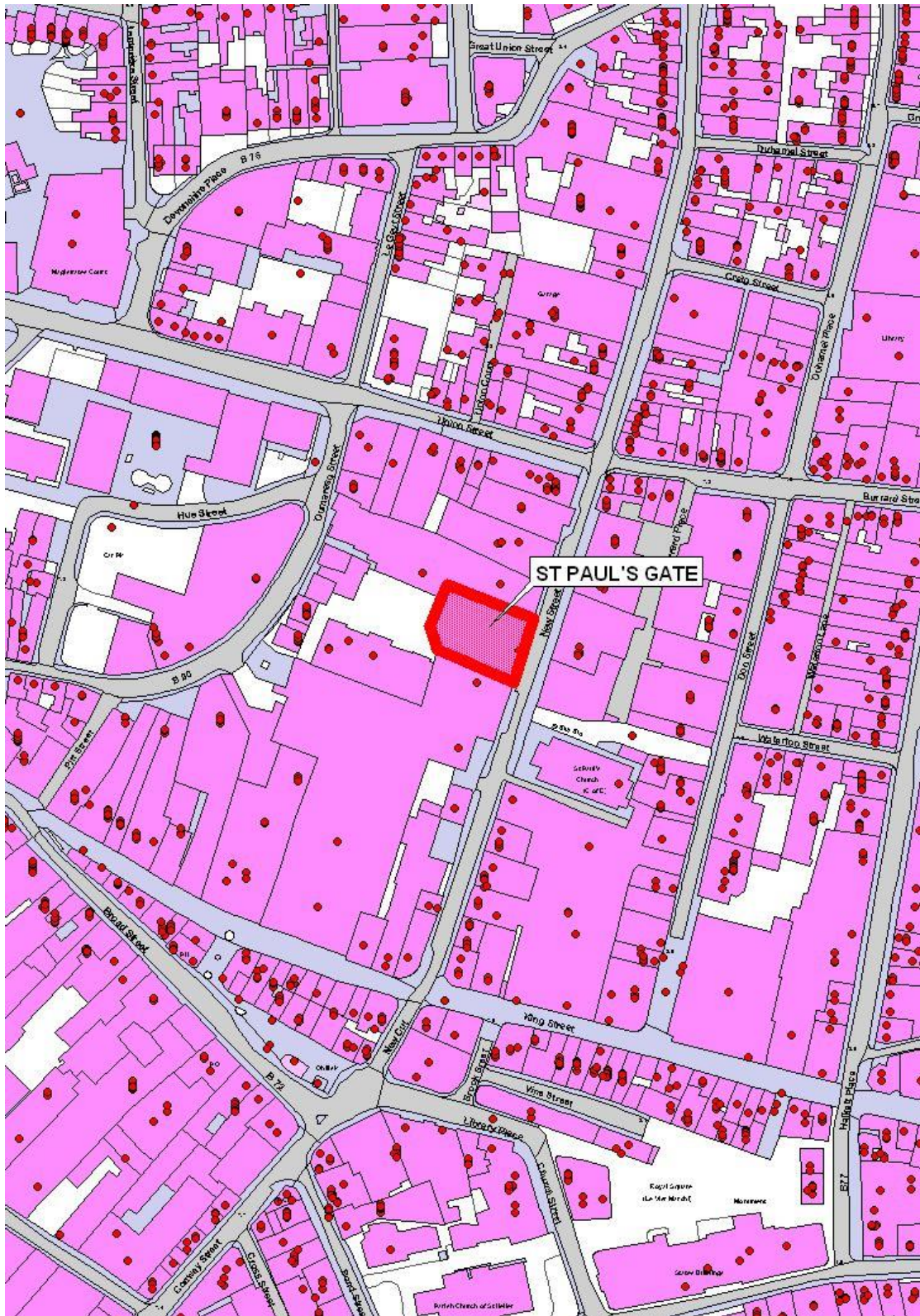
Scale @ A3:	NTS	Date:	July 2020
Project:	MC	Issue:	
Co-ordinator:		Status:	INFORMATION

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LONDON GLASGOW JERSEY GDANSK DURBAN

Job No:	3917	Drawing No:	101	Revision:	P1
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