

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FIRST FLOOR OFFICES 5 BRITANNIA PLACE BATH STREET ST HELIER



**APPROXIMATELY 1,360 SQ.FT.
PLUS 1 CAR PARKING SPACE
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

5 Britannia Place, St Helier

LOCATION

The property is located within the Central Business district of St Helier, forming part of the attractive courtyard development known as Britannia Place.

More specifically, Britannia Place is situated on the North Eastern side of Bath Street, close to the junction with Tunnell Street.

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

DESCRIPTION

Britannia Place itself comprises a number of terraced two and three storey purpose built office buildings, of reinforced concrete frame construction behind an attractive red and brown facing brick façade.

Overall the premises benefit from the following specification:-

- Suspended ceilings with integral fluorescent lighting;
- Painted and plastered walls;
- Part comfort heating/cooling;
- Concrete screed floors;
- Partial perimeter trunking/floor boxes;
- Carpeted throughout;
- Window Blinds
- Male and Female Facilities;

In addition the unit benefits from the following tenants improvements:-

- Comms Room;
- Fitted Kitchen;
- 1 private Office;
- 6 seat Boardroom;
- Raised Floor.

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ACCOMMODATION

First Floor 1,360 sq.ft.
Parking - One basement secure space.

TENURE

The premises are available on a fully repairing and insuring style lease for a period of 9 years, to include a service charge. Rent reviews will be 3 yearly in line with Jersey Cost of Living.

ASKING RENTAL AND PRICE

Offices £22,500 per annum
Parking £2,500 per annum

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's agent:

Alistair M Sarre BSc MRICS or Annie Bolle-Jones
Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR
Tel: 01534 888848
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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