

# COMMERCIAL PROPERTY OFFICES FOR SALE OR TO LET



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY FITTED OUT OFFICES UNIT 9 SPECTRUM GLOUCESTER STREET ST HELIER



**OFFICES - 1,777 SQ.FT.  
PLUS 3 CAR SPACES**

**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](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# UNIT 9 SPECTRUM GLOUCESTER STREET ST HELIER

## LOCATION

The unit forms part of the Spectrum development, located on the Eastern side of Gloucester Street, mid-way between the junction with The Parade and Seaton Place.

The development benefits from being only a few minutes' walk from the centre of St Helier and is within close proximity to the various St Helier Marinas and Harbours, Patriotic Street multi-storey car park, the Esplanade prime office area and the Waterfront leisure scheme.

This area of St Helier has seen dramatic regeneration, with the completion of numerous office developments on the Esplanade.

We attach a site plan and location plan for ease of reference.

## DESCRIPTION

The Spectrum development is a large private sector development comprising a mixture of ground floor commercial office units with residential accommodation above.

The surrounding pedestrian walkways are finished to a high standard incorporating Jersey granite and marble, linking the units with Gloucester Street and a walkway through to Seaton Place.

The office is purpose built to a high specification throughout, providing efficient accommodation and benefitting from the following amenities:-

- Suspended ceilings;
- Comfort cooling/comfort heating;
- Integral lighting;
- Painted and plastered walls;
- Double glazing;
- Carpeting;
- Male and Female toilet facilities;
- Kitchenette;
- Excellent natural light.

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In addition, the previous occupier has undertaken further improvements to the office suite creating the following:-

- Reception area;
- Glazed partitioning creating a 12 person Boardroom;
- Comms room;
- A private office.

The unit is potentially available fully furnished with various desking, chairs and boardroom table and chairs.

We attach a plan on a cleared-out basis and also a fitted-out plan for reference purposes.

## **ACCOMMODATION**

The approximate Net Internal Area of the unit is as follows:-

Ground Floor - 1,777 sq.ft. (165.1 sq.m.)

In addition, there are three secure car spaces located in the basement car park.

## **TENURE**

The premises are available by way of a new 9 year fully repairing and insuring style lease, with the unit being available from January 2021.

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

## **USE**

The premises are currently used as offices, however, they are also suitable for the medical profession.

## **RENTAL**

Offices £25 per sq.ft.

Parking £3,150 per annum per space

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## **OCCUPATION**

January 2021 or earlier by negotiation.

## **LEGAL COSTS**

Each party to bear their own legal costs

## **VIEWING**

By contacting the vendor's agent:

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

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

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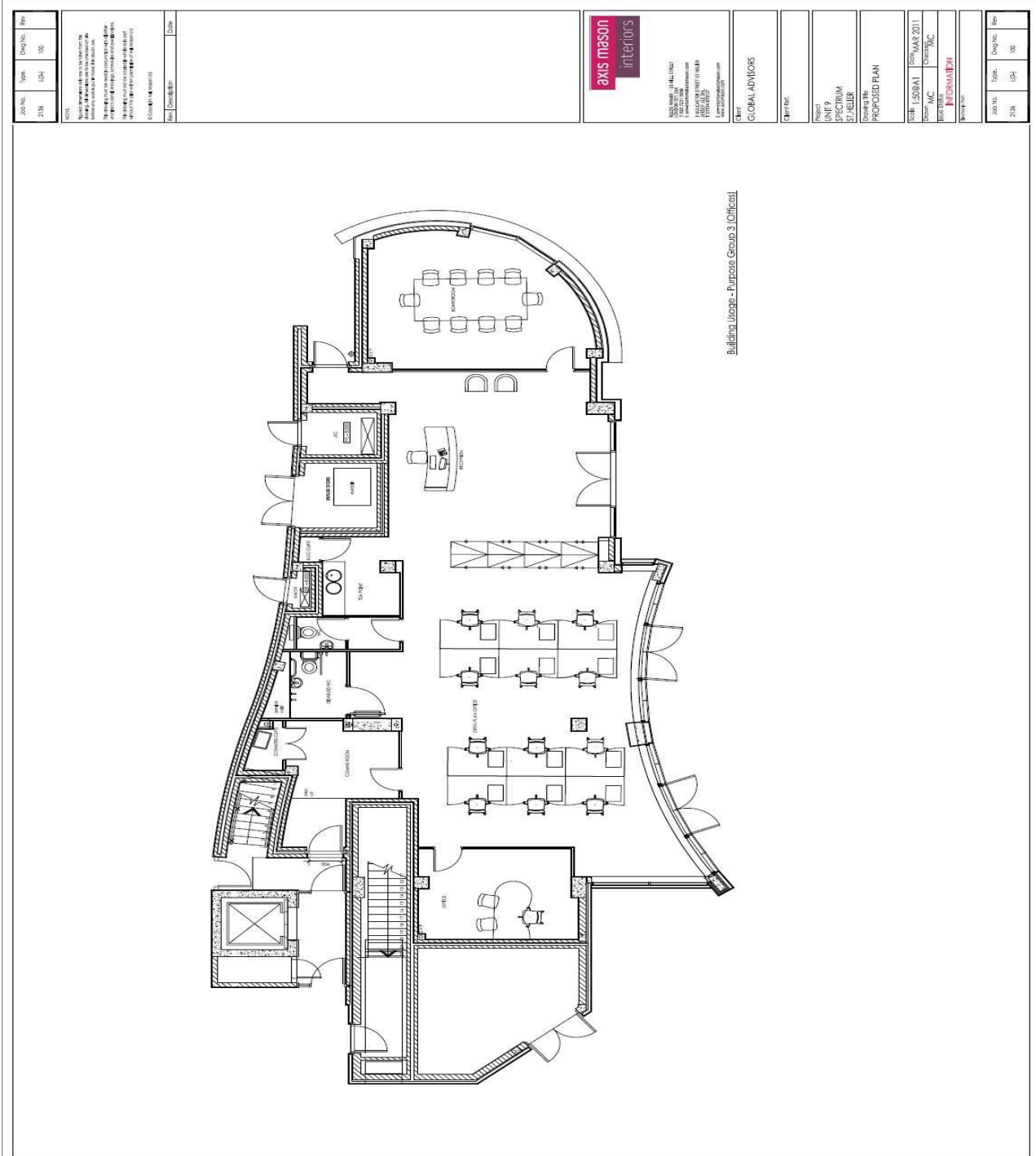


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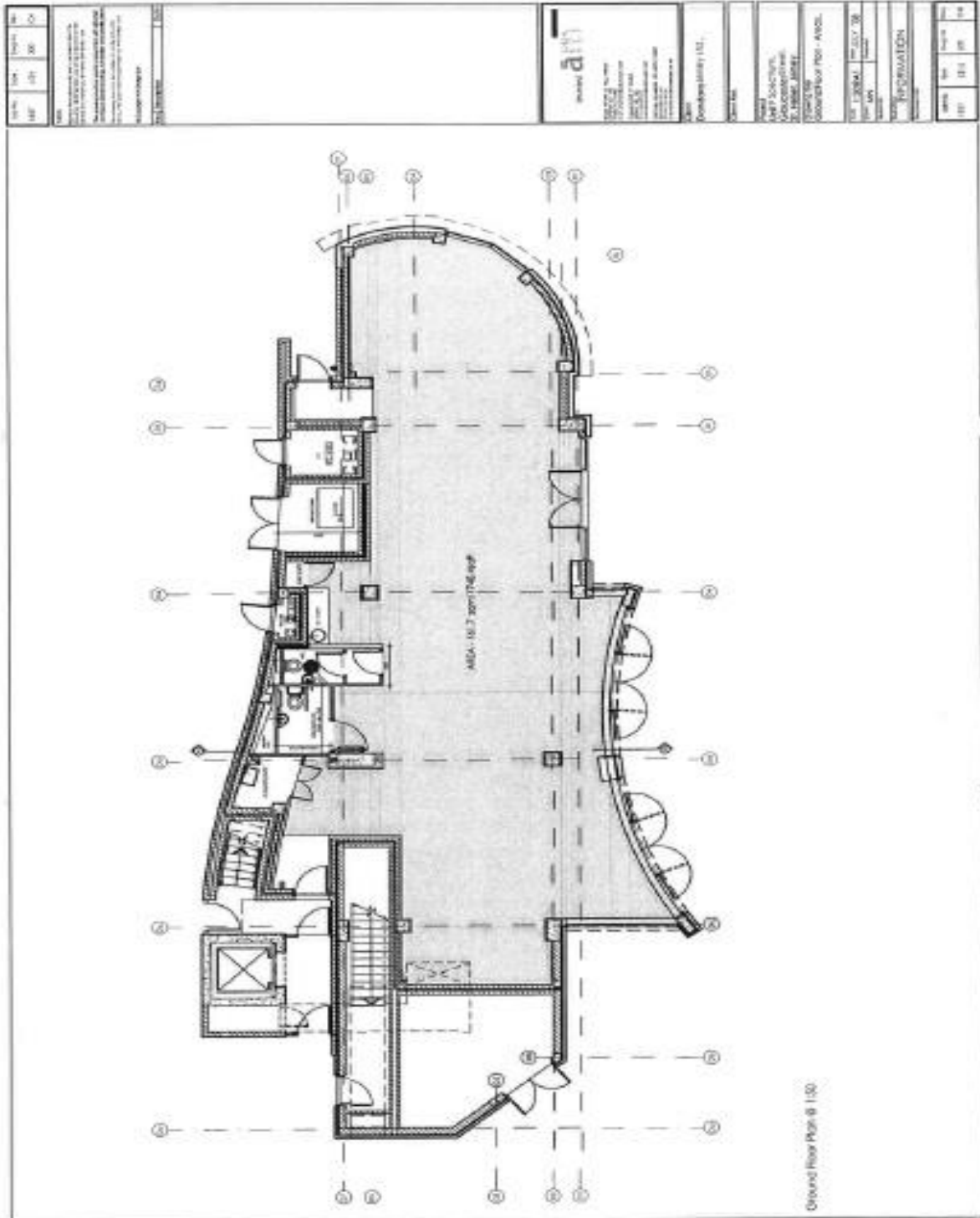


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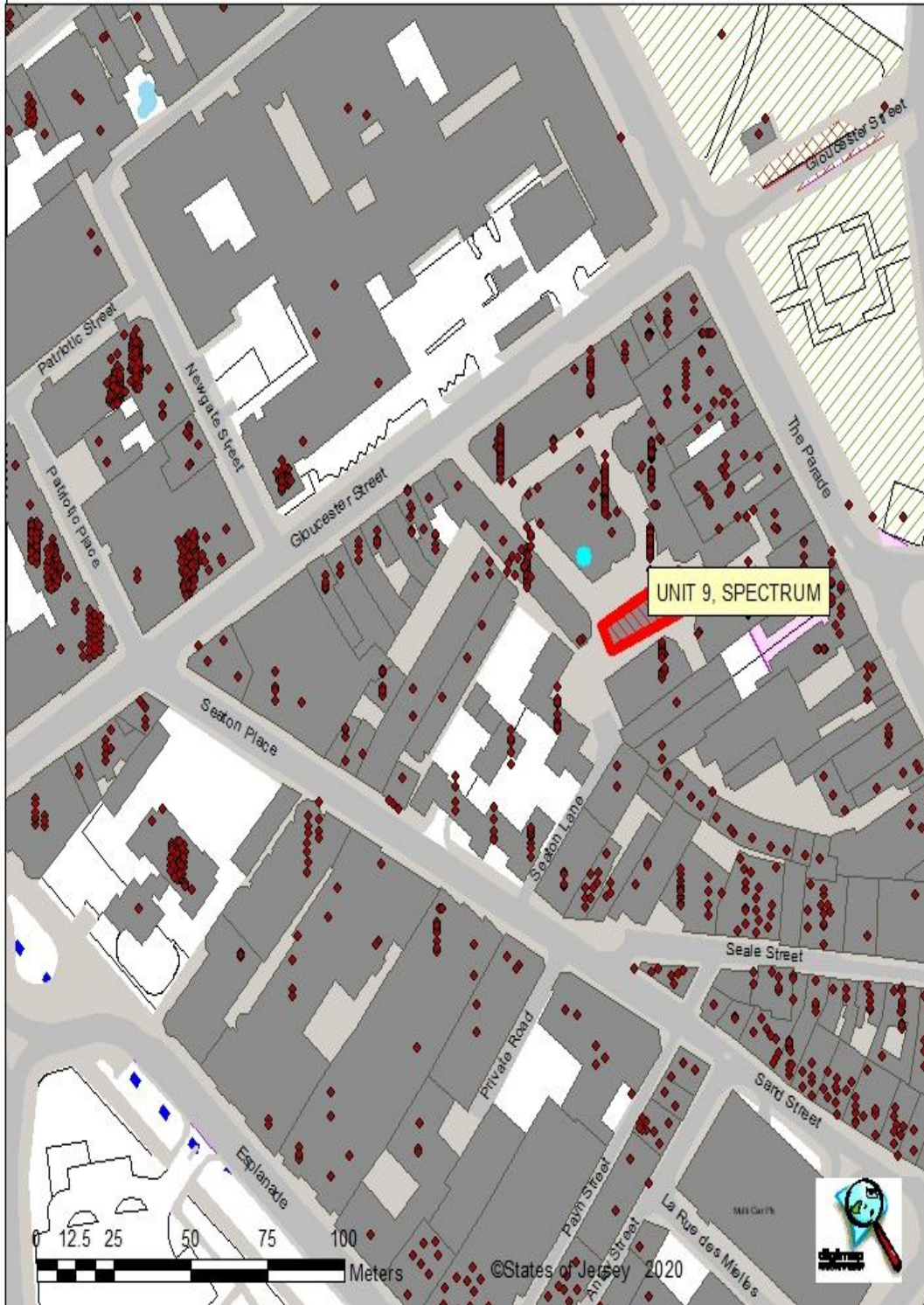
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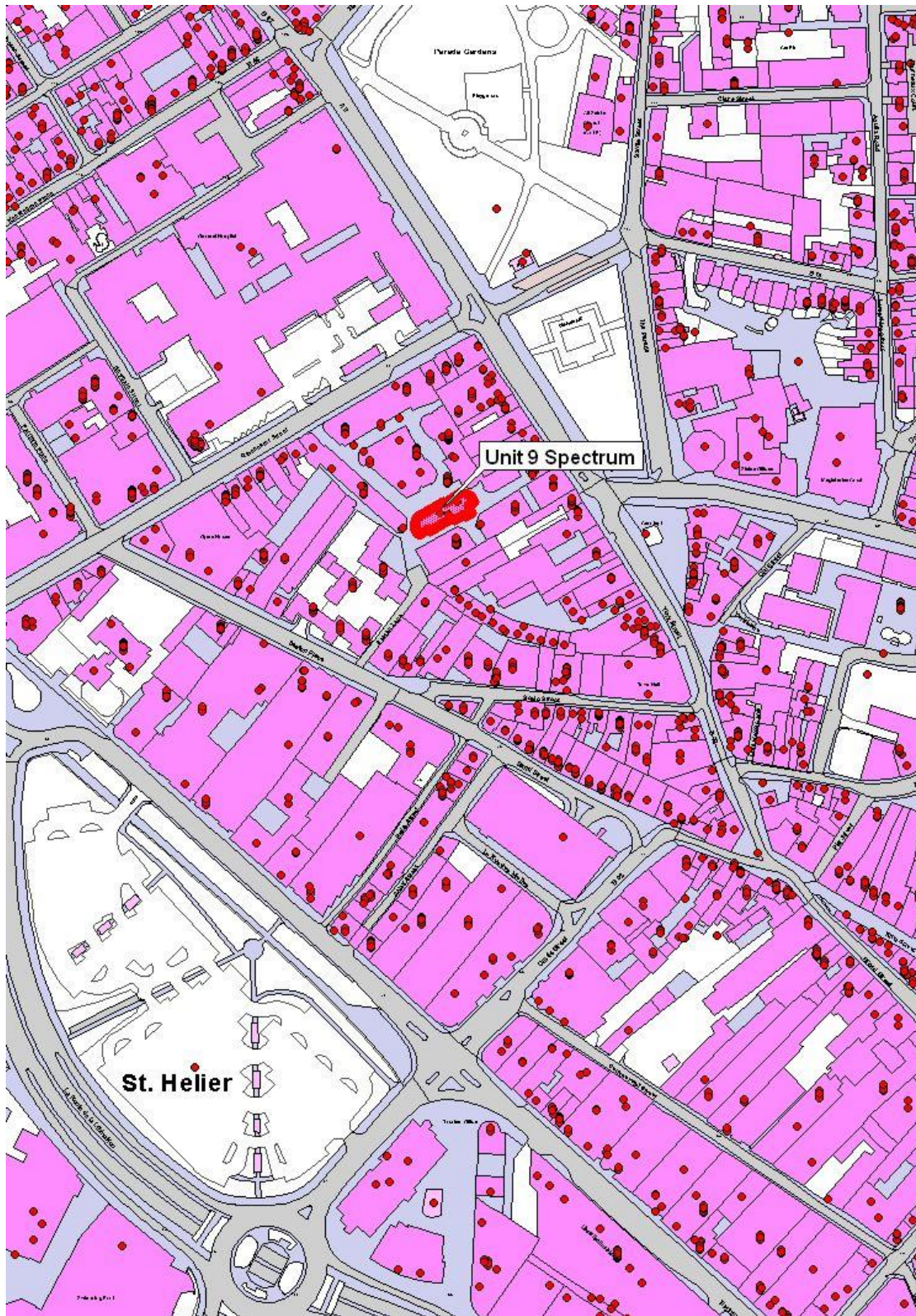
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