

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

EFFICIENT OFFICE TO LET KENSINGTON PLACE ST HELIER



**OFFICES – 1,580 SQ.FT
PLUS PARKING**

**TO LET BY WAY OF 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



KENSINGTON GATE, KENSINGTON PLACE/LEWIS STREET ST HELIER

LOCATION

The offices form part the private multi-storey car park development situated on Kensington Place this within St Helier's Central Business District.

More specifically the offices are situated on the South side of Lewis Street, forming part of this substantial development fronting both Lewis Street and Kensington Place.

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

DESCRIPTION

The premises form part of the first floor, benefiting from being self-contained with a separate entrance and stairwell from ground floor level.

The premises have been fitted out to a high standard throughout, benefiting from the following amenities:-

- Suspended ceiling with integral fluorescent lighting.
- Comfort heating and comfort cooling.
- Double glazing.
- Painted and plastered walls.
- Carpeting throughout.
- Perimeter trunking.
- Boardroom with furniture.
- Integrated IT/Comms rooms.
- Male/female/Disabled W.C. facilities.
- Fully fitted integrated Kitchen facilities.
- Efficient open plan floor plate.
- Excellent natural light.

In addition, the unit is potentially available fully furnished with desking and chairs for 12/14 persons.

KENSINGTON GATE, KENSINGTON PLACE/LEWIS STREET ST HELIER

ACCOMMODATION

The approximate net areas are as follows.

First floor offices - 1,580 sq. ft.

Initially, 1 car space is available if required, with perhaps more over time.

TENURE

The premises are available by way of a new 9 year internal repairing only style lease subject to three yearly rent reviews in line with Jersey Cost of Living.

The tenant shall be responsible for Occupier rates and the maintenance of the heating/cooling system and interior repairs and decoration of the demised premises.

RENTAL

Office - £17.50 per sq. ft.
Parking - £2,100 per annum, per car space.

OCCUPATION

On completion of legal formalities.

COVENANT STRENGTH

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

KENSINGTON GATE, KENSINGTON PLACE/LEWIS STREET ST HELIER

VIEWING

Strictly by prior appointment to the vendor's agent by contacting either:-

**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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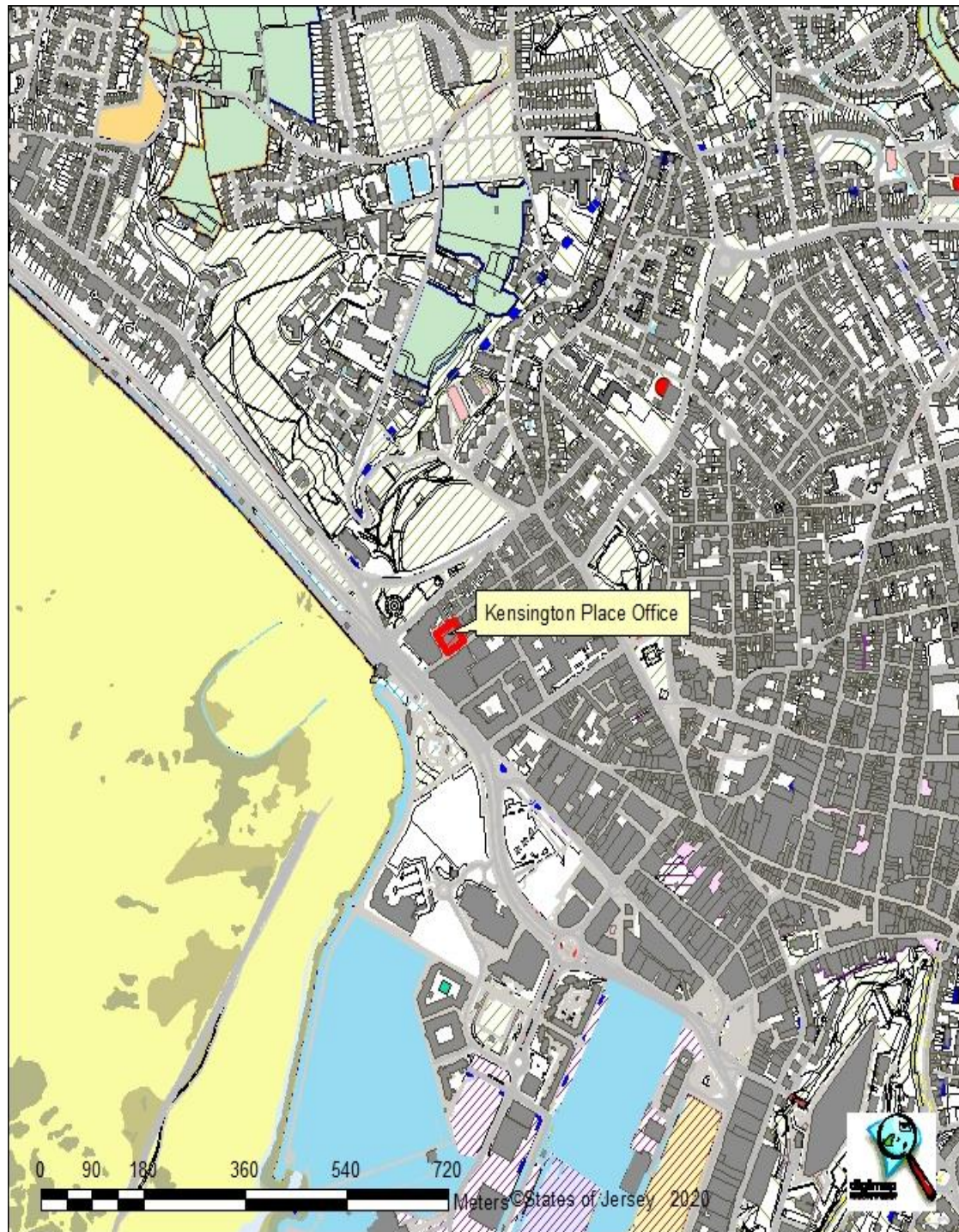


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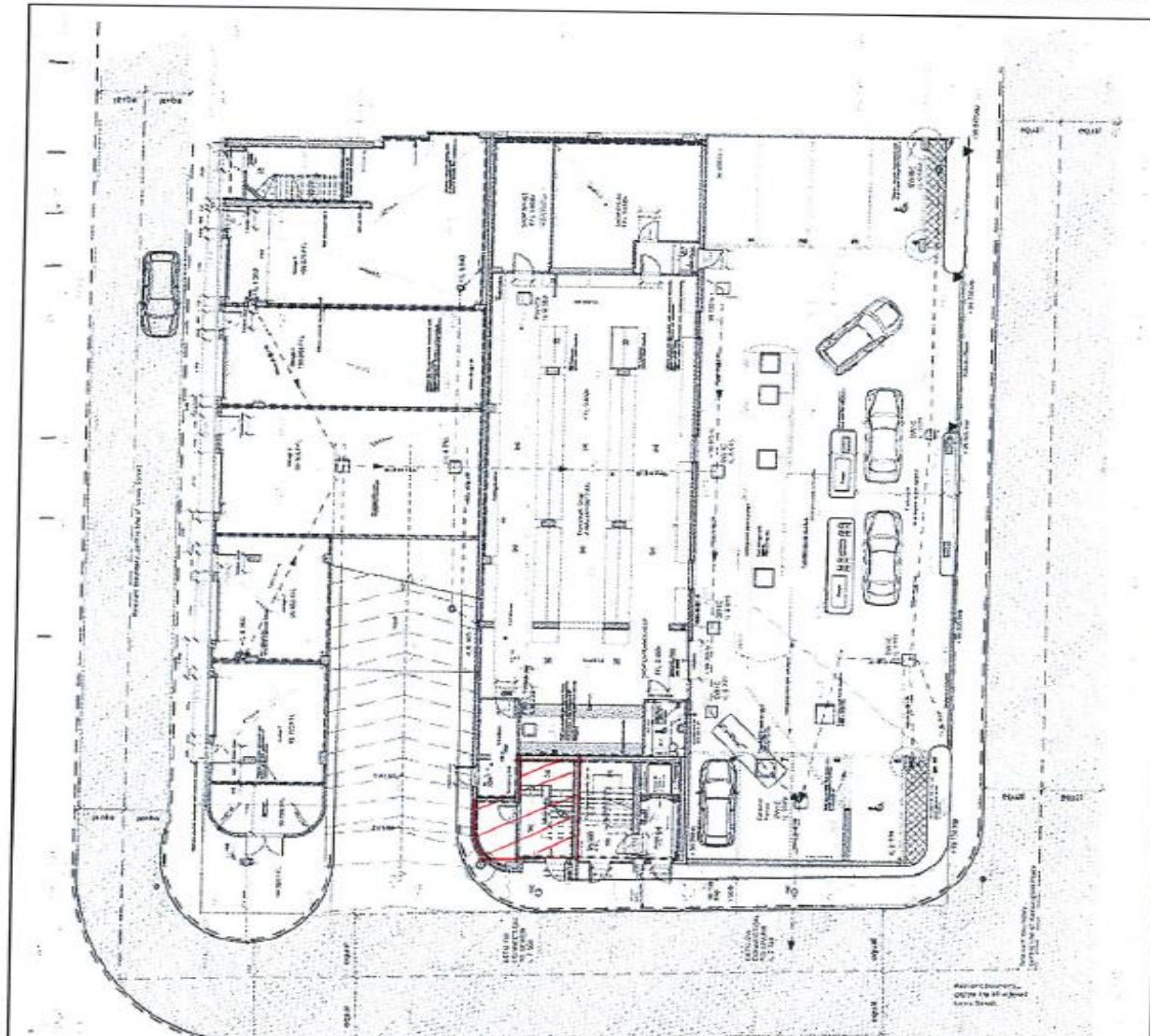
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