

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## QUALITY OFFICES 27 HILL STREET ST HELIER



**TO LET**

**APPROXIMATELY 1,724 SQ.FT**

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)



# 27 Hill Street St Helier

## LOCATION

The offices are situated in a prime location within St Helier's central business district, forming part of the traditional legal and banking centre of the island.

More specifically, the property is situated on the Northern side of Hill Street, between the junctions of Halkett Place and Snow Hill.

Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Le Gallais and Luce, Thomas and Dessain and Messrs Benest and Syvret, with the offices themselves being less than a minute's walk from St Helier's principal pedestrian retail precincts, with nearby cafes/coffee shops.

We attach a location plan for ease of reference.

## DESCRIPTION

The office accommodation is situated at second floor level and provides a modern day specification behind a stunning listed façade, blending the requirements of today's modern office with classic heritage.

The general specification is as follows:-

- Comfort cooling/heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Painted and plastered walls;
- Fully accessible raised floors;
- Perimeter trunking;
- Lift access;
- Fitted kitchenette;
- Good natural light provision;
- Efficient layout;
- 1 boardroom;
- 1 further private office;
- Impressive ground floor entrance hall.

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## **ACCOMMODATION**

The approximate net internal area of the second floor is as follows:-

- 1,724 sq.ft.

## **TENURE**

The floor is available on a new 9 year fully repairing and insuring style lease, subject to 3 yearly upwards only rent reviews to Open Market Value.

## **RENTAL**

£42,238 per annum (£24.50 per sq.ft).

## **OCCUPATION**

On 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 lessor.

# 27 Hill Street St Helier

## VIEWING

By contacting the vendor's sole agent:

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

**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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