

# Commercial Property Office Opportunity



Sarre & Company  
CHARTERED SURVEYORS

## OFFICES WITH RESIDENTIAL UNIT AND GARAGE/STORAGE PREMISES 21 SEALE STREET ST HELIER



### 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)



# 21 Seale Street St Helier

## LOCATION

The premises are situated in the heart of St Helier's Central Business District, being within close proximity to the prime office areas along the Esplanade, and the primary retailing precinct, namely King Street.

More specifically, the property is situated on the Eastern side of Seale Street, close to the junction with Seaton Place.

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

## DESCRIPTION

The property is a purpose built 3 storey building providing reception/small office, garage and storage at ground floor level with shower facilities, a first floor open plan office with WC facilities and a studio apartment with a balcony at second floor level.

## ACCOMMODATION

Grd Floor	Reception/Small Office with Garage/Storage	363 sq.ft.
1 <sup>st</sup> Floor	Office/Media Studio	530 sq.ft.
2 <sup>nd</sup> Floor	Studio Apartment + balcony	436 sq.ft.

## TENURE

The premises are available by way of a new 9 year fully repairing and insuring style lease for a duration of up to 9 years, subject to 3 yearly rent reviews in line with Jersey Cost of Living.

## ASKING RENTAL

£30,000 per annum.

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## **OCCUPATION**

Early 2021.

## **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.

## **VIEWING**

By contacting the vendor's sole agent:

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

**Sarre & Company  
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St Helier  
Jersey  
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



First floor



Second floor

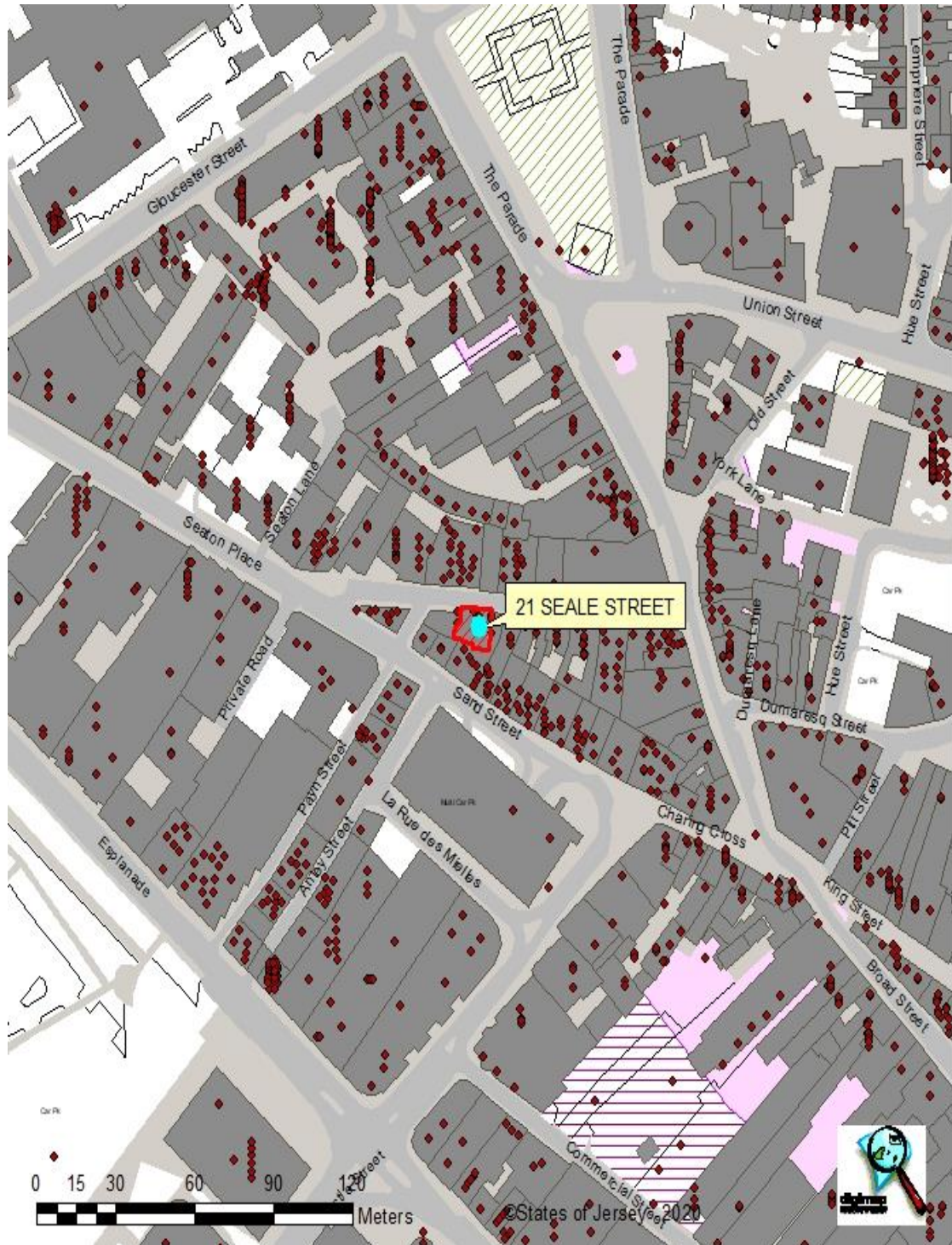


Ground floor


  
 18/08/2012  
 18/08/2012

	
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