

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME SMALL OFFICE SUITE THE HEART OF JERSEY'S FINANCIAL CENTRE 7 ESPLANADE ST HELIER



GROUND FLOOR SUITE

OFFICES – 1,095 SQ.FT.

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



7 ESPLANADE ST HELIER

LOCATION

The building is located in the heart of St Helier's Central Business District, benefitting from one of the most exclusive business addresses in Jersey.

The property benefits from being opposite the transportation centre, only 8 minutes' walk from Jersey's largest multi-storey car park namely Pier Road, a couple of minutes' walk from St Helier's primary central banking district and Jersey's premier retailing precincts.

In addition, St Helier's Town and Elizabeth Marinas are but a short walk, along with the leisure facilities on the Waterfront, including the fitness and health centre at Fitness First and the Aquasplash swimming pool.

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

DESCRIPTION

The building provides high quality, purpose built full specification offices on ground and three upper floors.

The available offices are situated at ground floor level, and benefit from the following general amenities:-

- Suspended ceilings with integral fluorescent lighting;
- Flexible comfort cooling and comfort heating;
- Double glazing;
- Impressive ground floor reception;
- Male & Female WC facilities;
- Shower facility;
- Disabled WC facilities.

The unit is potentially available on a fully fitted out basis to include furniture.

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ACCOMMODATION

The approximate net area is 1,095 sq.ft.

TENURE

The premises are available by way of a new 9 year fully repairing and insuring lease, by way of service charge, subject to 3 yearly Jersey Cost of Living rent reviews.

The existing tenant would welcome the opportunity of co-sharing with any new occupier of the space, by way of a licence agreement and are prepared to remunerate any new tenant accordingly for the space they occupy, if this would be of interest.

PASSING RENTAL

£27,375 per annum (£25 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.

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VIEWING

By contacting the lessor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI Arb

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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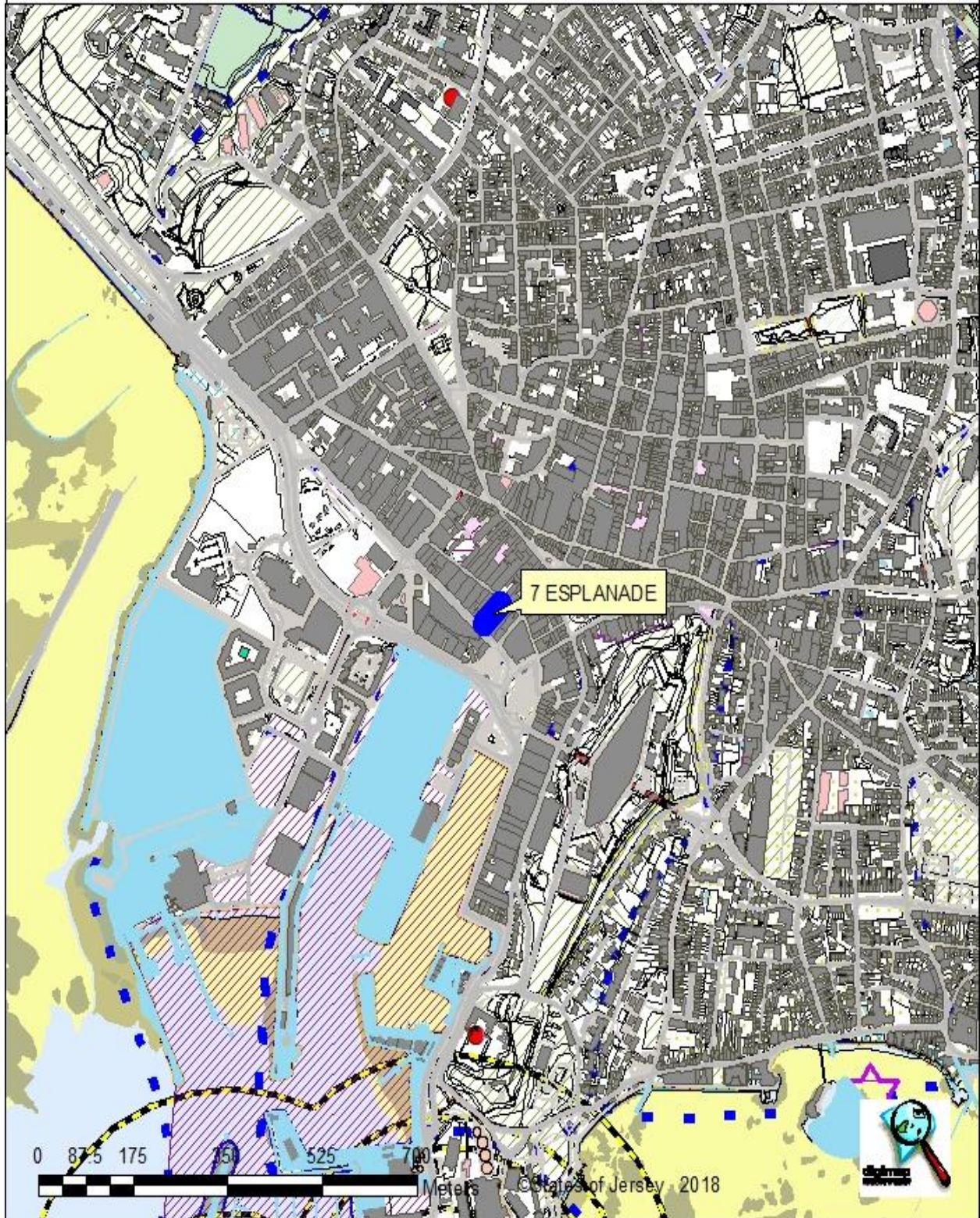
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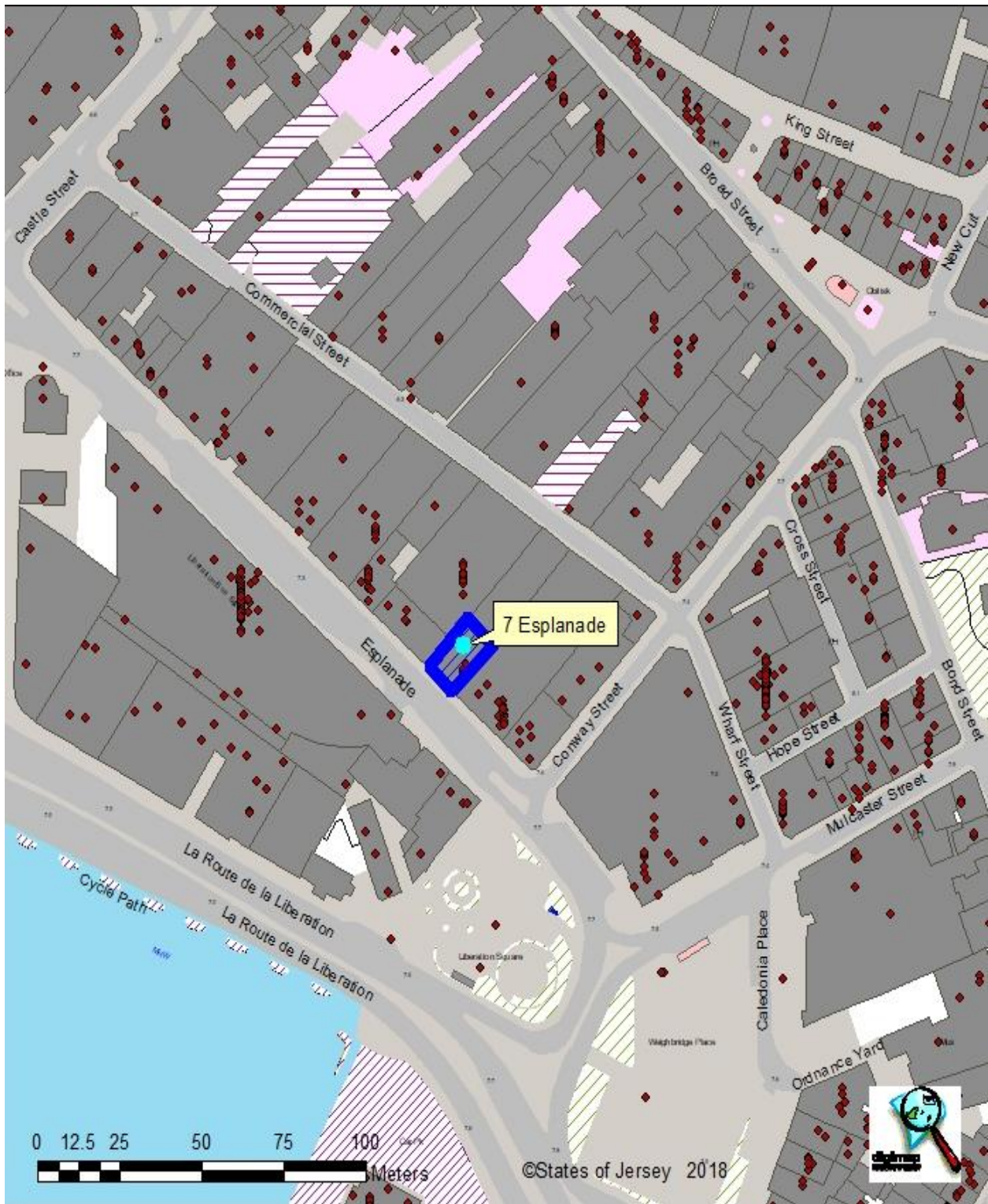
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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