

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED HIGH QUALITY OFFICES 1 GRENVILLE STREET ST HELIER



**APPROXIMATELY 4,462 SQ.FT. UP
TO 19,859 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



1 GRENVILLE STREET ST HELIER

LOCATION

The property is located within St Helier's Central Business District just to the North of the primary retail precincts of King and Queen Street.

More specifically, the property is situated fronting Grenville Street, with a secondary frontage onto La Chasse, which provides vehicular access to a small parking bay.

Nearby occupiers include Stonehage Fleming, Lysaght, Jersey Telecom, Mourants, State Street Global and The States of Jersey Police Headquarters.

Close by amenities include Bohemia Restaurant, The Club Hotel and Spa, the substantial Carrefour Town Gymnasium, along with being in close proximity to the thoroughfare of La Colomberie which houses various retail units and sandwich bars. Green Street multi-storey car park is virtually opposite the building.

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

DESCRIPTION

The property is a purpose-built 5 storey office building providing high-quality accommodation with excellent natural light on all floors.

The property has recently undergone a full Cat A refurbishment benefitting from the following new specification:-

- Comfort cooling/comfort heating;
- Suspended ceilings with integral fluorescent LED lighting;
- Double glazing throughout;
- Fully accessible raised floors;
- Lift access to all floors;
- Kitchens, WC's and shower facilities throughout;
- Carpeted throughout;
- Excellent open plan floor plates;
- Fourth floor balconies.

We attach a selection of internal photographs for reference purposes.

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TEST TO FIT

We attach floor plans on a cleared out basis and also several test to fits, to show how the floors could be laid out.

The owner is happy to undertake bespoke test to fits for an interested party.

ACCOMMODATION

The approximate floor areas are as follows:-

First Floor	4,462 sq.ft.	(414.5 sq.m.)
Second Floor	5,604 sq.ft.	(520.5 sq.m.)
Third Floor	5,688 sq.ft.	(528.4 sq.m.)
Fourth Floor	<u>4,105 sq.ft.</u>	<u>(381.4 sq.m.)</u>
Total	19,859 sq.ft.	(1,844.92 sq.m.)

In addition, there are 2 car spaces available, however Green Street multi-storey car park is only 50 yards away.

TENURE

The premises are available as a whole or on a floor by floor basis on a new 9 year fully repairing and insuring lease(s) by way of a fair proportional service charge and is subject to 3 yearly rent reviews in line with Jersey Cost of Living only.

RENTAL

Offices £18 per sq.ft.

Parking £2,750 per annum per space

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OCCUPATION

Immediately upon 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 from the lessee by the lessor.

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS 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

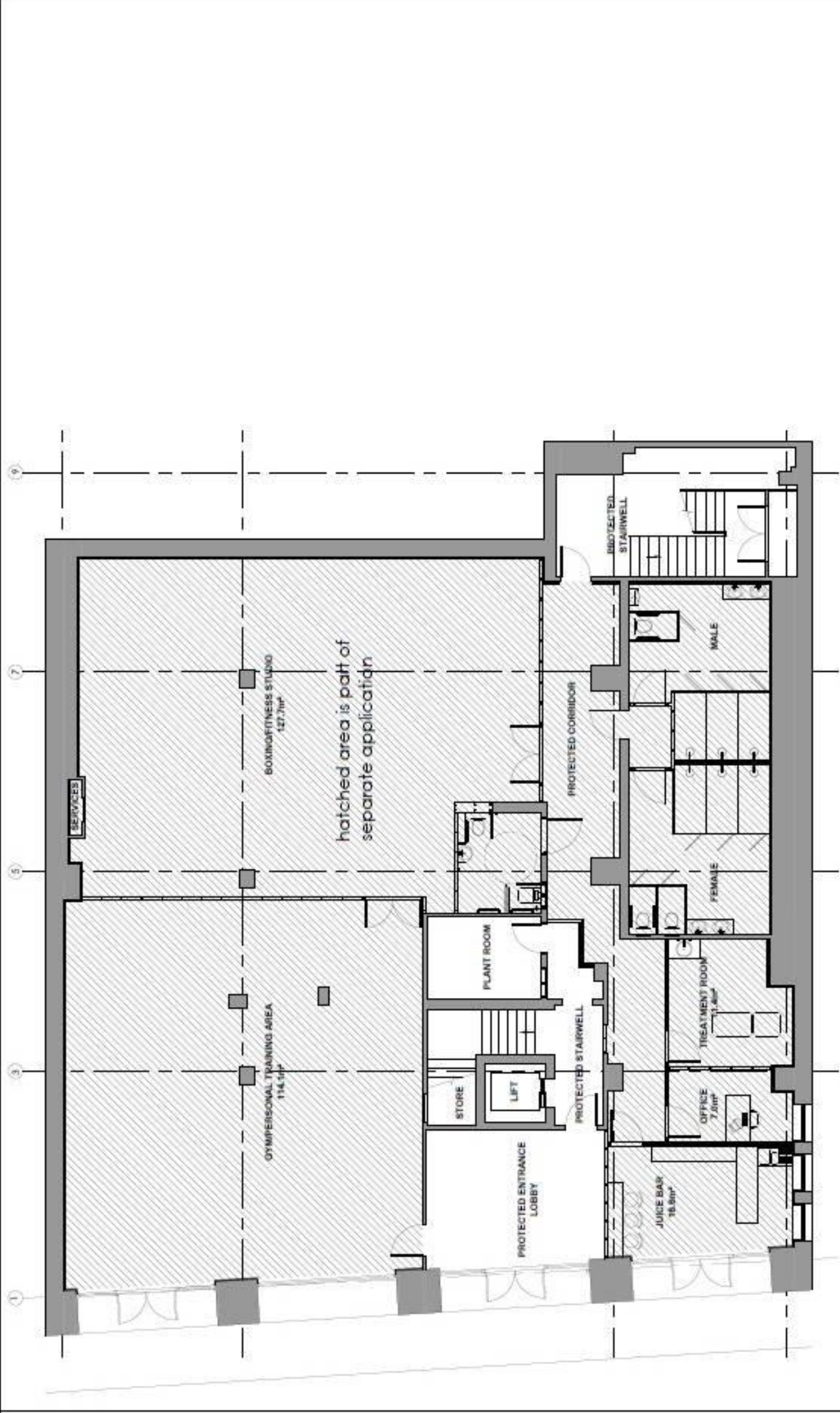
1 GRENVILLE STREET ST HELIER



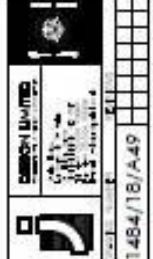
1 GRENVILLE STREET ST HELIER

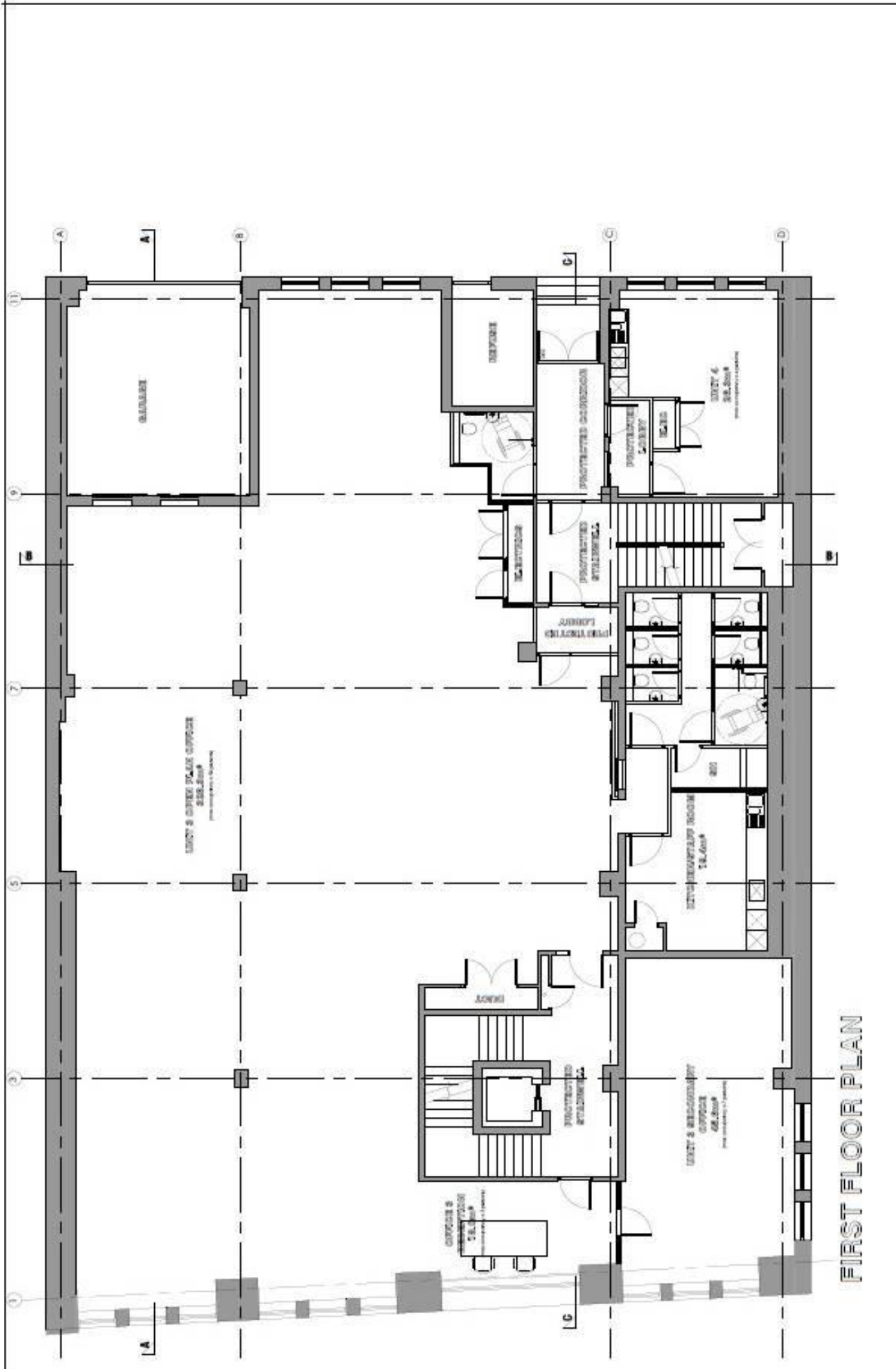


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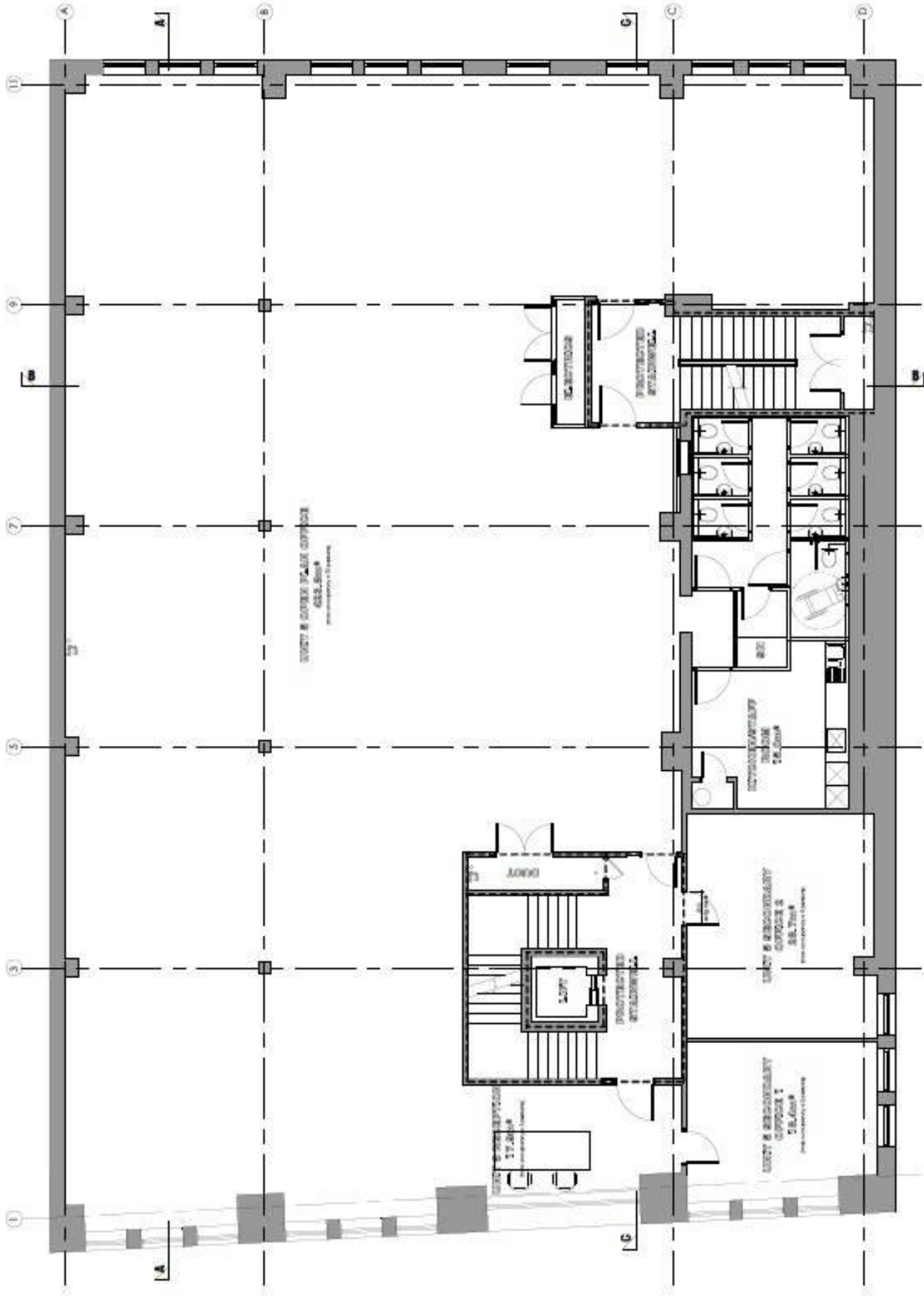
ENVIRONMENTAL DATE DESCRIPTION PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION	PROJECT PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION		SITE 1, GREENVILLE ST. ST. HELENS JERSEY	CLIENT KENNEDY ENTERPRISES LTD TITLE SIGNAGE	SCALE 1:50 (BA1)	DATE OCTOBER 2019	1:484/18/A/49
	AS BUILT						
GROUND FLOOR PLAN							
NOTE 4 - BUILDING INFORMATION SYSTEM (BIM) MODEL TO BE USED FOR CONSTRUCTION AND OPERATION.							





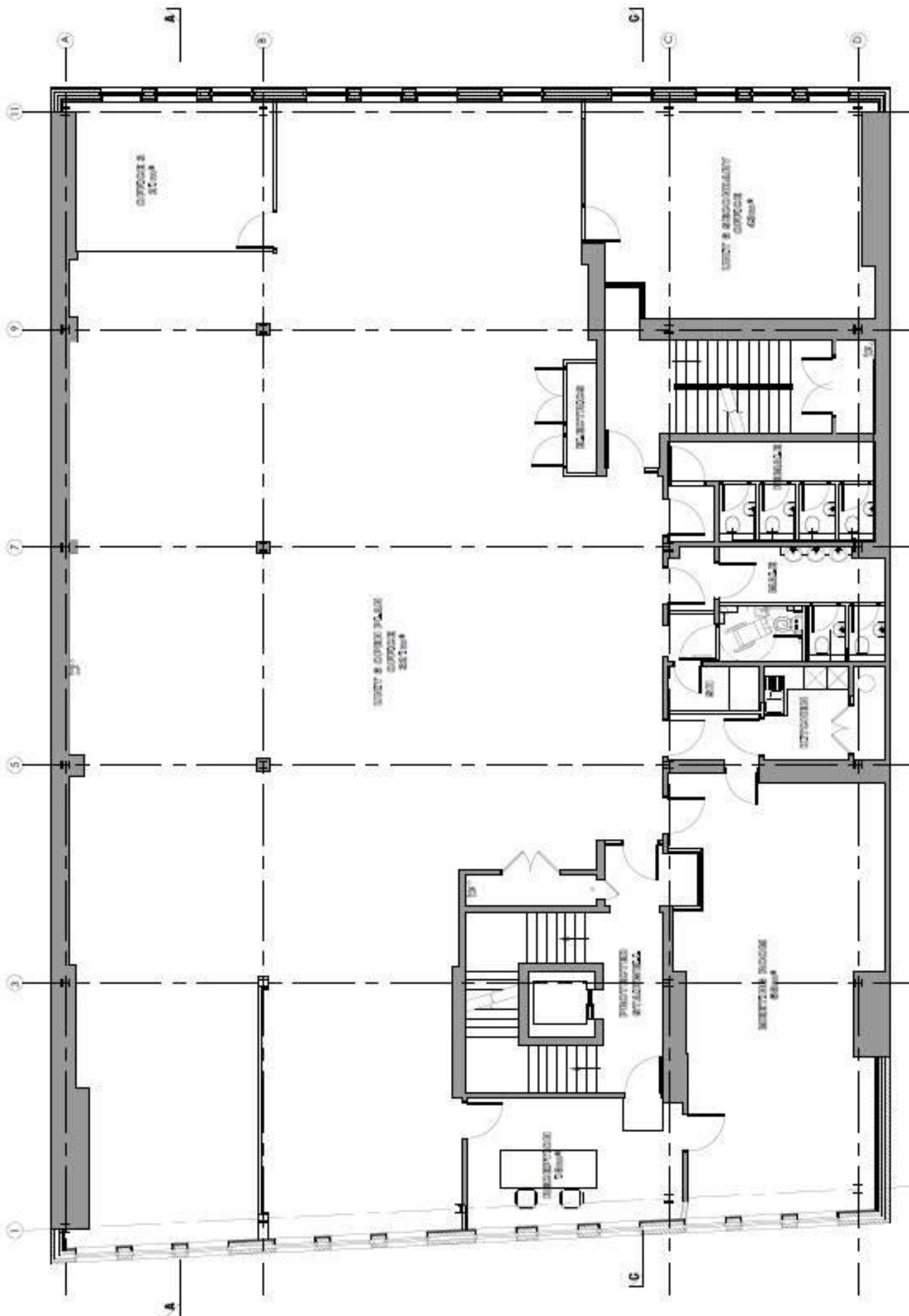
FIRST FLOOR PLAN

REVISIONS DATE DESCRIPTION	PROJECT PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION	AS BUILT CLIENT: KENNEDY ENTERPRISES LTD TITLE: SIGNAGE	
SITE 1, GREENVILLE ST. ST. PETER, JERSEY	FIRST FLOOR PLAN	SCALE: 1:50 (BA1) DATE: OCTOBER 2019 1:484/18/A50	1:484/18/A50



SECOND FLOOR PLAN

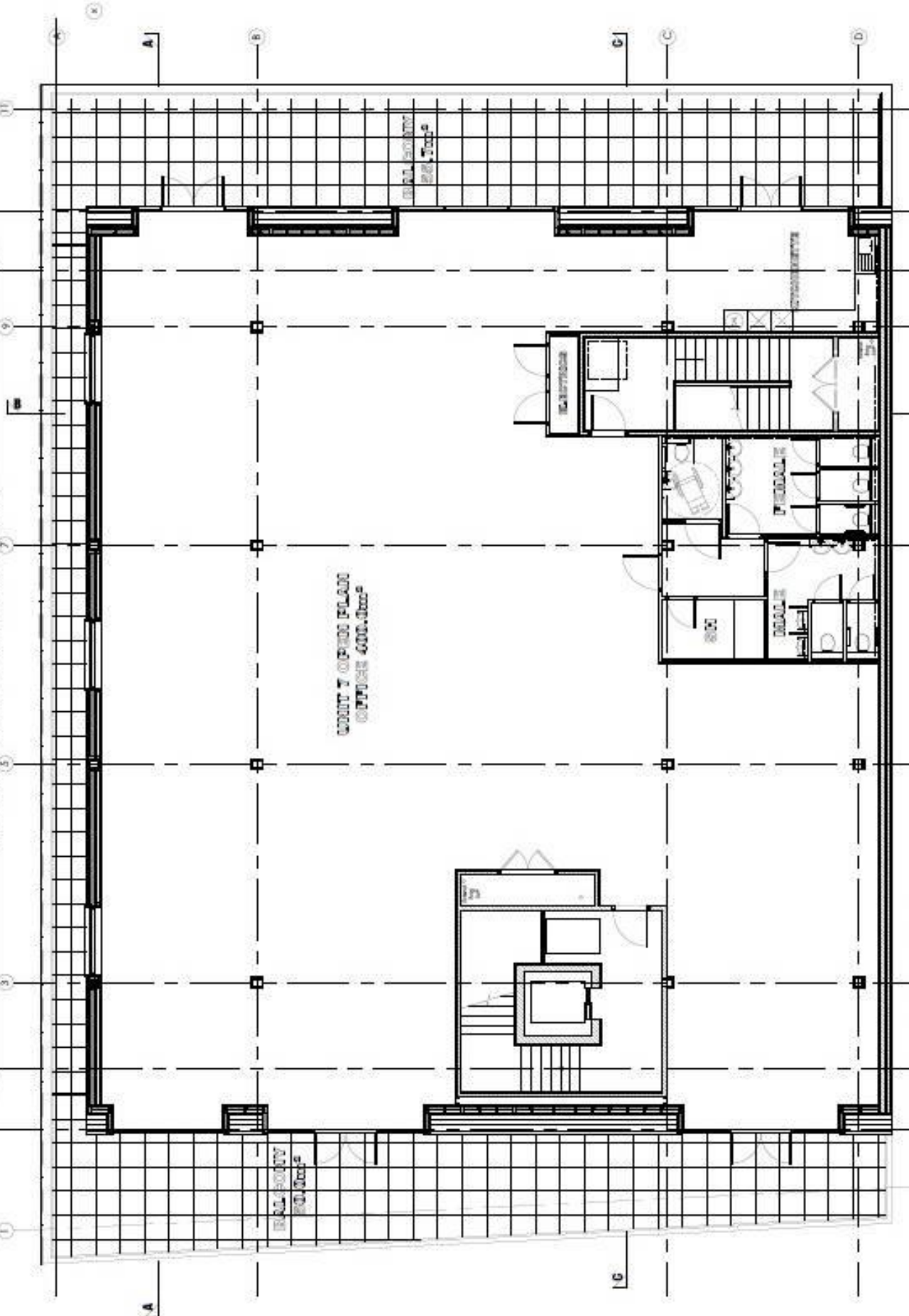
REVISIONS DATE DESCRIPTION	PROJECT PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION	SITE 1 GRENVILLE ST. ST. HELENS JERSEY	AS BUILT		CLIENT KENNEDY ENTERPRISES LTD
			ARCHITECT E. E. UITE	TITLE STORAGE	SCALE 1:50 (BA1)
			DATE PLOTTED 14/08/2019		PROJECT NO. 1484/18/A-51



THIRD FLOOR PLAN

REVISIONS DATE DESCRIPTION	PROJECT PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION		CLIENT KENNEDY ENTERPRISES LTD	TITLE SIGNAGE	DATE OCTOBER 2019
	SITE CHEVALETT ST. STAMETER JERSEY				
<h1 style="margin: 0;">THIRD FLOOR PLAN</h1>			<b style="color: red;">AS BUILT		
			© E I U I E NOTE: ALL DIMENSIONS ARE IN METERS		

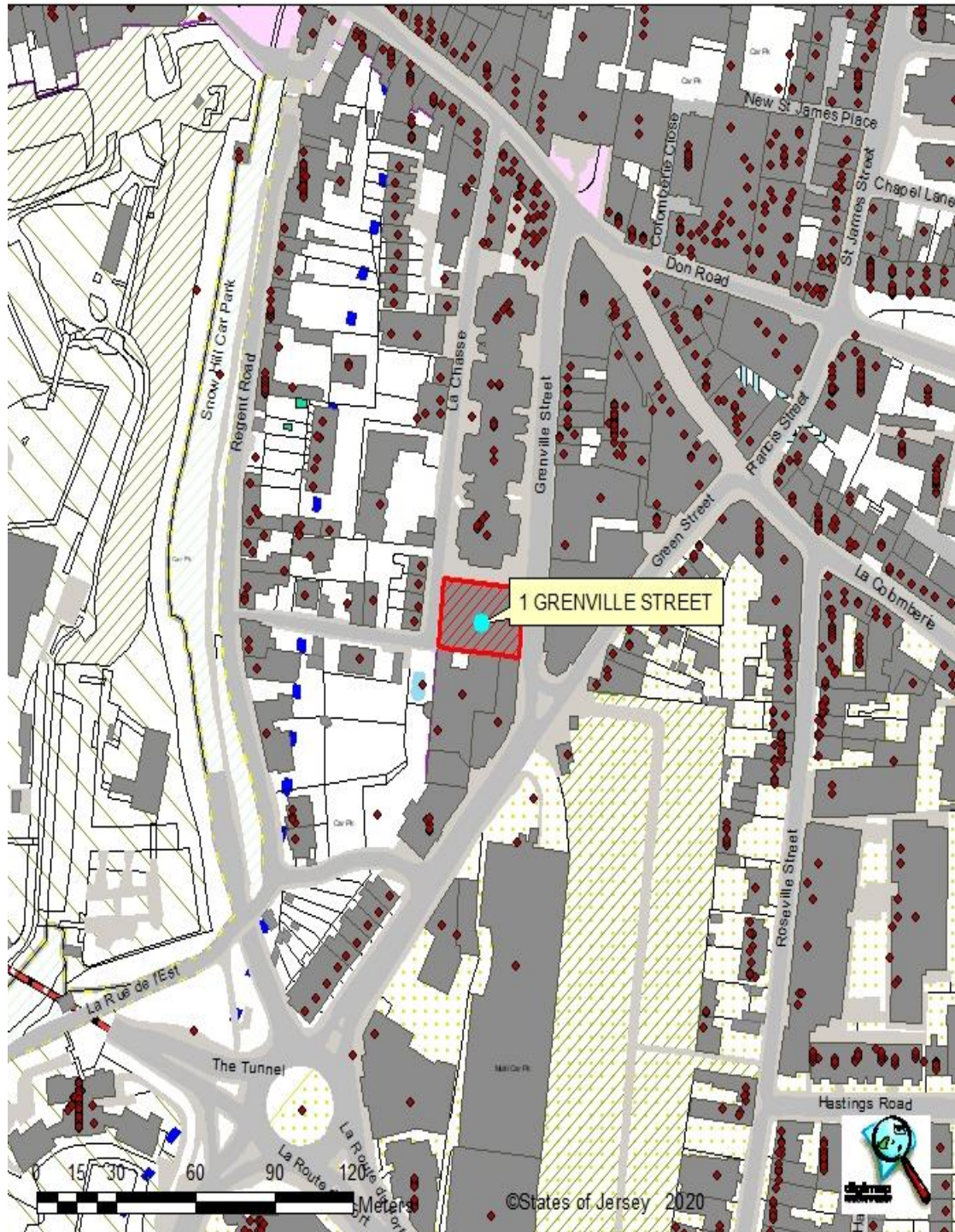
Access for gate for maintenance only with man safe system provided



FOURTH FLOOR PLAN

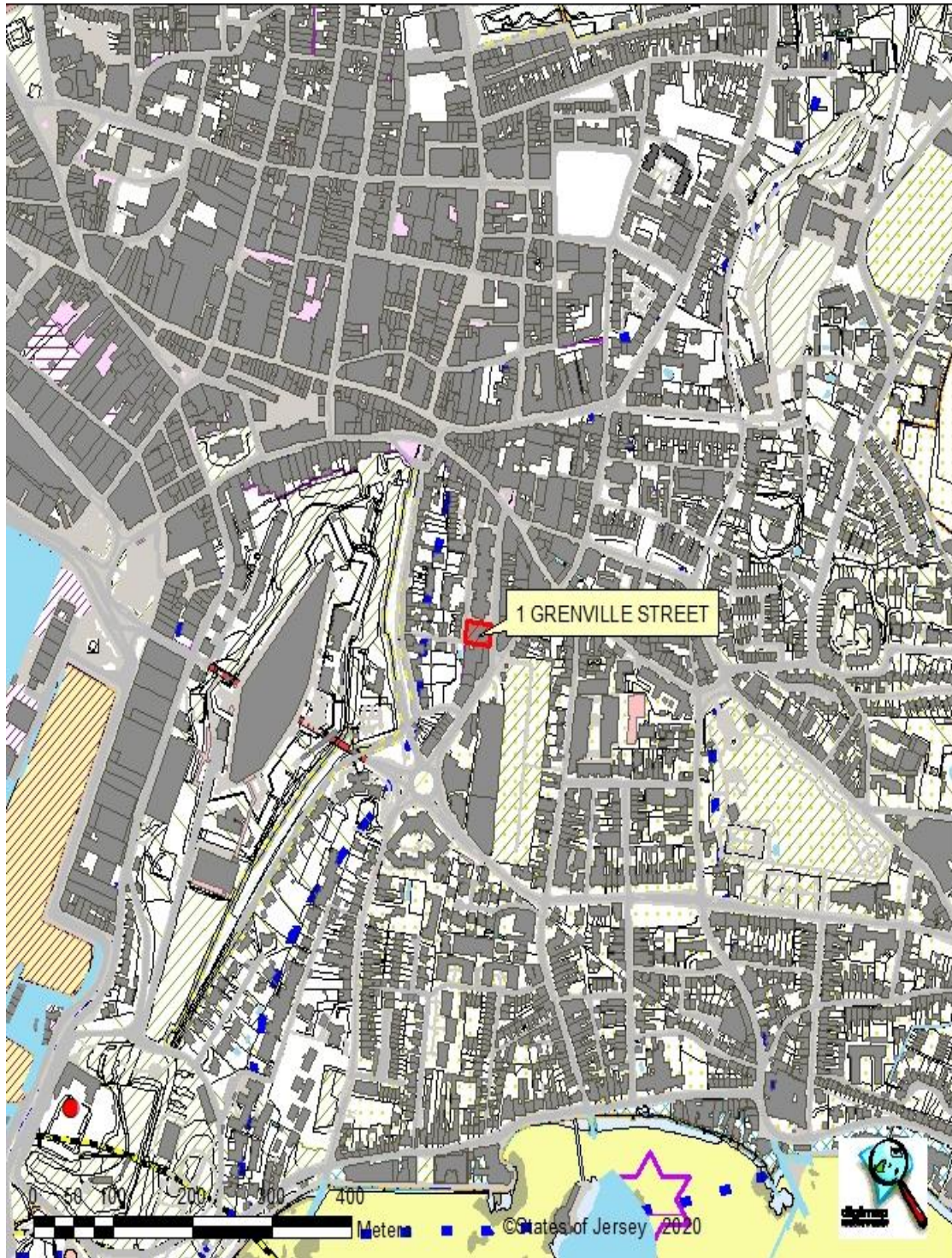
REVISIONS SET DATE / DESCRIPTION	PROJECT PROPOSED INTERNAL ALTERATIONS AND FOURTH FLOOR EXTENSION		CLIENT KENNEDY ENTERPRISES LTD	DATE OCTOBER 2019
	SITE 1, LORENEVILLE ST, ST. HELENS, JERSEY			
FOURTH FLOOR PLAN			SCALE 1:50 (B1)	SCALE 1:484/18/A53
AS BUILT			CLIENT KENNEDY ENTERPRISES LTD	DATE OCTOBER 2019
NOTE: 4. E.D. U.I.T.E. 4. B.P. U.I.T.E.				

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