

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## HIGH QUALITY OFFICES CHARLES BISSON HOUSE, 30-32 NEW STREET, ST HELIER



**APPROXIMATELY 3,008 SQ FT  
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)



# Charles Bisson House, 30-32 New Street, St Helier

## LOCATION

The property is centrally located fronting one of St Helier's prime office streets, being within a couple of minute's walk from the prime pedestrianised retailing precinct of St Helier, namely King Street.

More specifically, the property is located on the Western side of New Street, close to the junction of Burrard Street. We attach a site plan and location plan for reference purposes.

## DESCRIPTION

The available office space is situated at ground floor level and benefits from the following general amenities:

- Suspended ceilings with new LED lighting
- Comfort cooling/comfort heating
- Double glazing
- Fully accessible raised floors
- New carpeting
- Fitted kitchen
- Separate meeting rooms/offices
- Male, female and disabled WC facilities
- Impressive street presence

## ACCOMMODATION

Ground Floor Office	3,008 sq ft.
Ground Floor Storage	28 sq.ft.

## TENURE

The premises are available by way of a new effectively fully repairing and insuring lease for a duration of up to 9 years. The tenant will be directly responsible for internal repairs and decoration and a contribution towards service charge covering the general running of the building. The lease will be subject to 3 yearly upward only rent reviews, in line with the Jersey Retail Price Index

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## OCCUPATION

Immediately upon completion of legal formalities.

## RENTAL

£23 per sq.ft.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment by the lessor's 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

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# Charles Bisson House, 30-32 New Street, St Helier

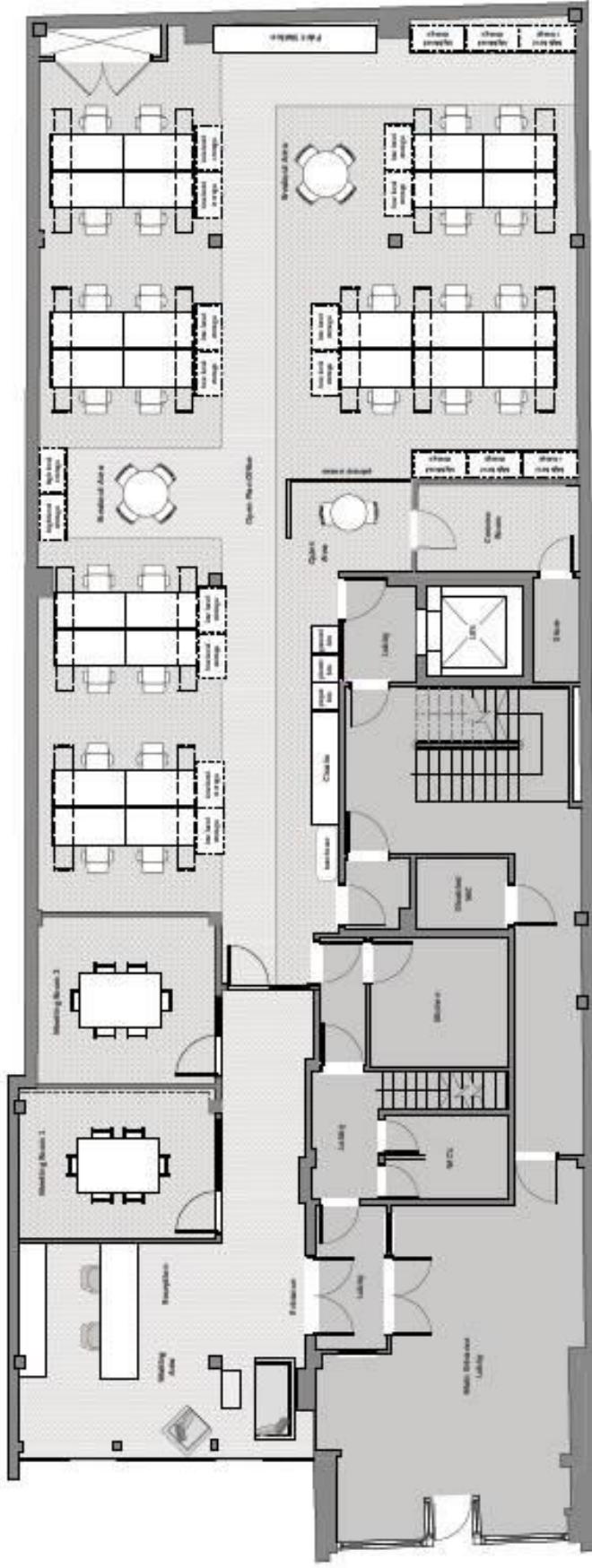


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# WDDINGTON

people-centred design



1 Ground Floor Test-To-Fit: Existing Internal Layout  
Scale: 1:75

**Tables / Desks**  
 1,000mm x 800mm desks (6 pers plan)  
 3,000mm x 800mm desks (reception)  
 1,800mm x 1,200mm table  
 900mm diameter table  
 900mm diameter table  
 Total Occupancy

**Meeting Rooms/ Areas**  
 Breakout Area (4 pers plan)  
 Quiet Area (2 pers plan)  
 Meeting Rooms (6 pers plan)

**Facilities**  
 Print Station  
 Kitchenette  
 WC's

**Storage**  
 Low level (1000mm x 600mm)  
 High level (1000mm x 600mm)  
 High level (1000mm x 600mm)  
 Cables (2.5m)

Net Internal Area  
 Floor Occupancy  
 Density

26 nos.  
 2no.  
 2no. (meeting rooms 1, 2, 3)  
 2no. (breakout area)  
 2no. (quiet area)  
 28nos.

2no.  
 2no.  
 2no.

2no.  
 2no. (inc two disabled)

12 nos.  
 2no.  
 6no.  
 2no.

26.03 sqm  
 28nos.  
 1 in 13.14qm per person

**WDDINGTON**  
 people-centred design  
 1559 WA 00 00 CR 1 - P01.3A

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23/05/2021 WAJ @150 A2 06 to 16 hours  
 FOR APPROVAL

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A complete meeting or working space is provided in the study and laboratory rooms for the purpose of the design, project and program activities. The rooms are designed to be flexible and adaptable to a range of uses. The design is based on the principle of 'people-centred design' and is intended to provide a high quality, flexible and adaptable working environment. The design is based on the principle of 'people-centred design' and is intended to provide a high quality, flexible and adaptable working environment.

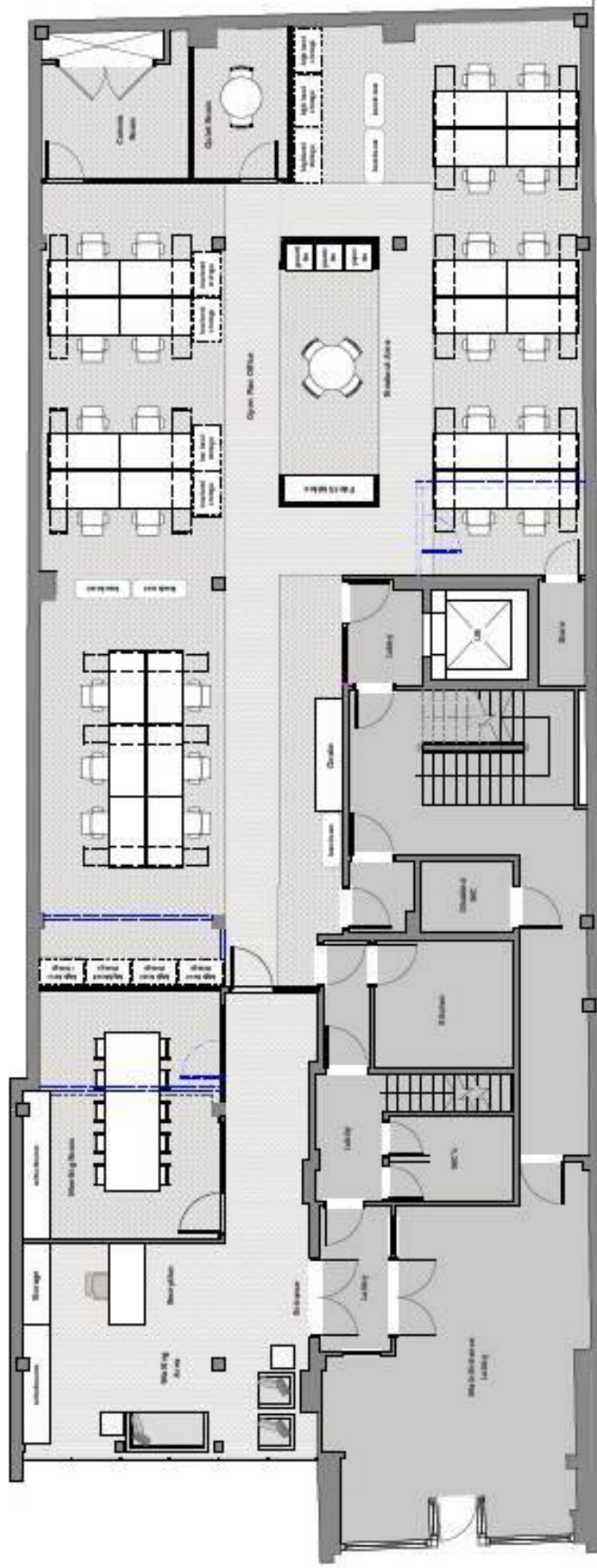
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Ground Floor Test-To-Fit: Existing Internal Layout  
 FOR APPROVAL



# WDDINGTON

people-centred design



1 Ground Floor Test-To-Fit: Mid to Low Density Layout. Plus notes - proposed layout subject to Building Control review and approval. Scale: 1:75

**Tables / Desks**  
 1 600mm x 800mm desks (open plan)  
 1 800mm x 800mm desk (reception)  
 3 500mm x 1200mm table  
 9 900mm diameter table  
 8 800mm diameter table  
**Total Occupancy**

**Meeting Rooms/ Areas**  
 Boardroom Area (6 persons)  
 Club room (2 persons)  
 Meeting Room (10 persons)

**Facilities**  
 Print Station  
 Kitchenette  
 WCs

**Storage**  
 Low level (1000mm x 600mm)  
 High level (1000mm x 600mm)  
 High level (1200mm x 600mm)  
 Cable (2.5m)

Net Internal Area  
 Floor Occupancy  
 Density

26 no.  
 3 no.  
 3 no. (meeting room)  
 3 no. (boardroom)  
 3 no. (print room)  
**27 no.**

3 no.  
 3 no.  
 3 no.  
 3 no. (inc. lino - divided)

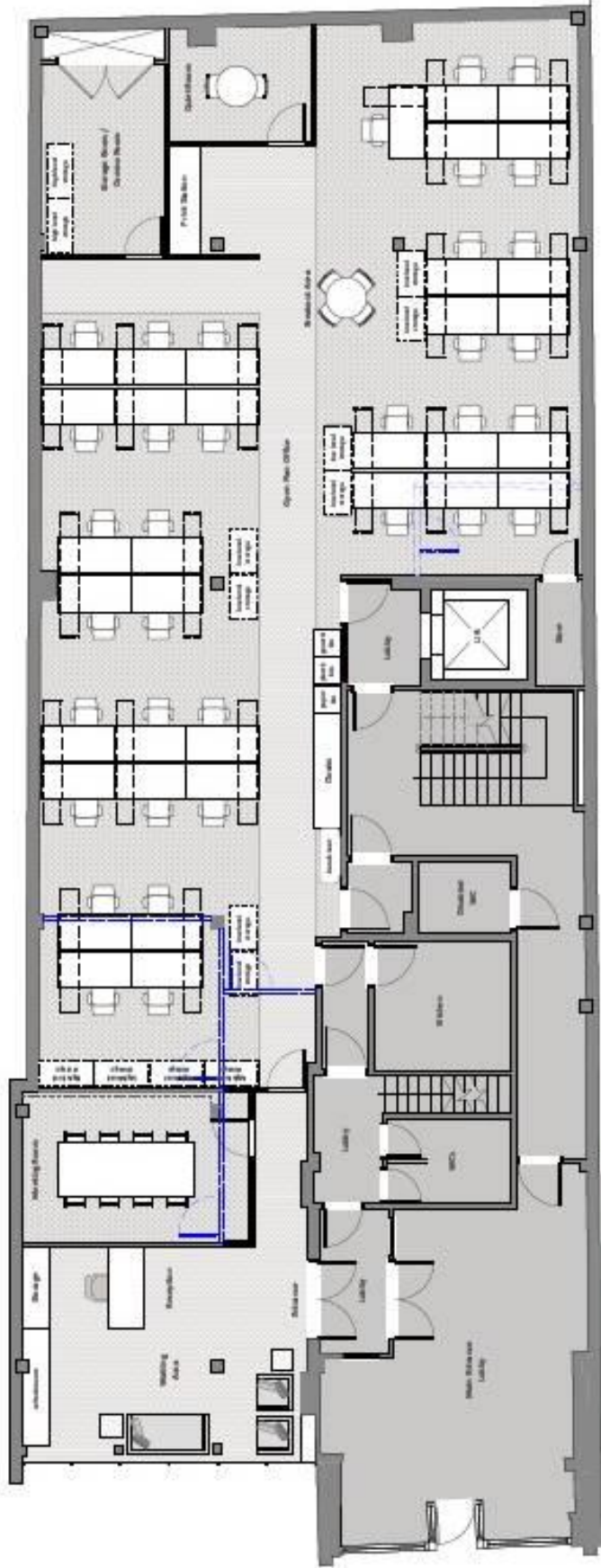
4 no.  
 4 no.  
 3 no.  
 3 no.  
**20 GAB**  
 27 no.  
 1 in 20 sqm per person

Supported walls and doors to be removed



# Waddington

people-centred design



1 Ground Floor Test-To-Fit: High Density Layout Scale: 1:75 Please note - proposed layout subject to Building Control review and approval

- Tables / Desks**
- 1 600mm x 800mm desks (8 person plan)
  - 3 800mm x 800mm desks (reception)
  - 3 800mm x 1200mm table
  - 9 800mm diameter table
  - 9 800mm diameter table
  - Total Occupancy 38desk

- Meeting Rooms/ Areas**
- Breakout Area (8 persons)
  - Quiet Room (2 per am)
  - Meeting Room (10 persons)

- Facilities**
- Print Station
  - Kitchenette
  - WC's

- Storage**
- Low level (1000mm x 600mm)
  - High level (1200mm x 600mm)
  - Clubs (2.5m)

- Wellness Area**
- Floor Occupancy 26 persons
  - Density 2 in 7.5 sqm per person

Suggested walls and doors to be removed

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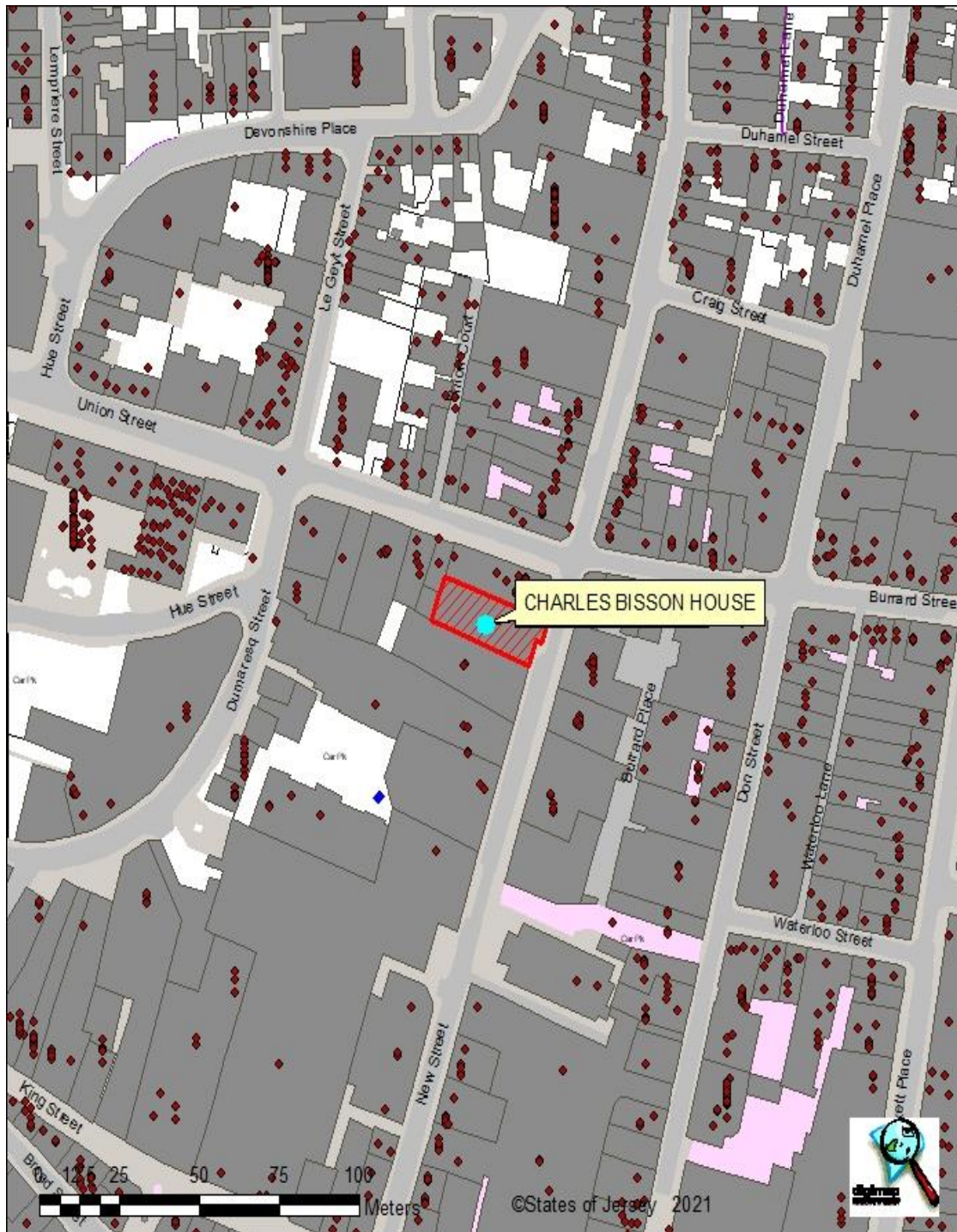
28/05/2023 WA @ ISO A3 1:75 to be submitted FOR DISCUSSION ONLY

**Waddington**  
 people-centred design

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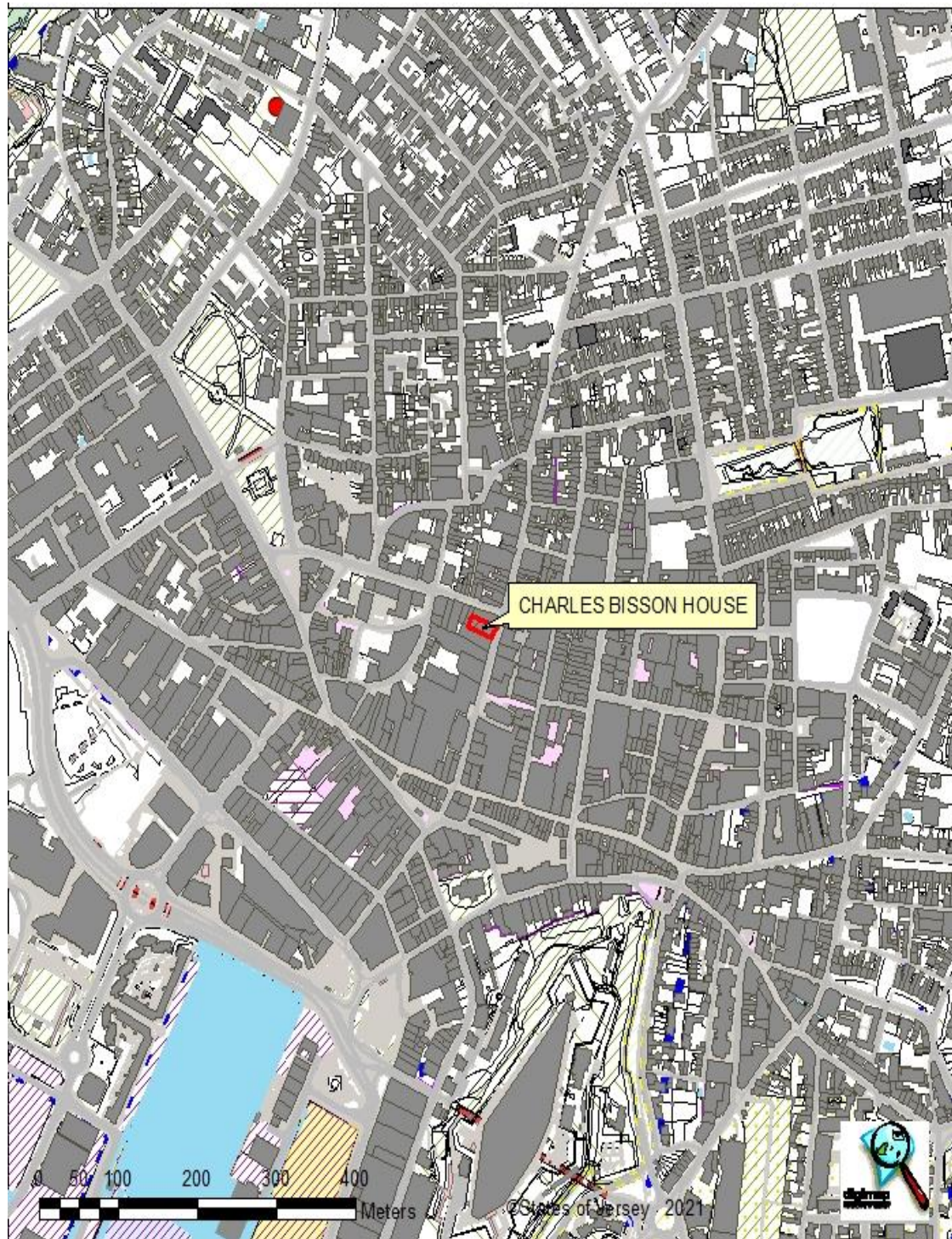


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