

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED OFFICES ORIEL HOUSE YORK STREET ST HELIER



APPROXIMATELY 2,530 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



ORIEL HOUSE YORK STREET

LOCATION

The premises are located centrally within St Helier's Business District, but a short walk to the prime offices on the Esplanade and pedestrianised retailing areas of King and Queen Street.

More specifically, the property is located towards the Southern end of York Street, with the principal access off York Lane.

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

DESCRIPTION

The property is a purpose built office building which has been completely refurbished to a high standard throughout, providing a full modern day specification.

The property benefits from the following general specification:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Fully accessible raised flooring in the majority of areas;
- Lift access;
- Kitchen facilities;
- Shower facility;
- Male and female WC facilities;
- Carpeting;
- Efficient open plan accommodation.

ORIEL HOUSE YORK STREET

ACCOMMODATION

The units provide the following net internal areas:

First Floor Unit 3 2,530 sq.ft.

There is one car space available.

TENURE

The premises are available by way of a new fully repairing and insuring style lease, however, the tenant shall not be responsible for any structural or major external repair.

RENTAL

The premises are available at an asking rental of £19.75 per sq.ft. with the parking space being available at only £2,750 per annum per car space.

OCCUPATION

The premises are available 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 by the lessor.

ORIEL HOUSE YORK STREET

VIEWING

By contacting the vendor's sole agent:

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

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

ORIEL HOUSE YORK STREET



external entrance

Halo-lit 'Oriel House' signage using new building logo. Also apply to opposite side

Clad existing facade with powder coated or chrome cladding panels



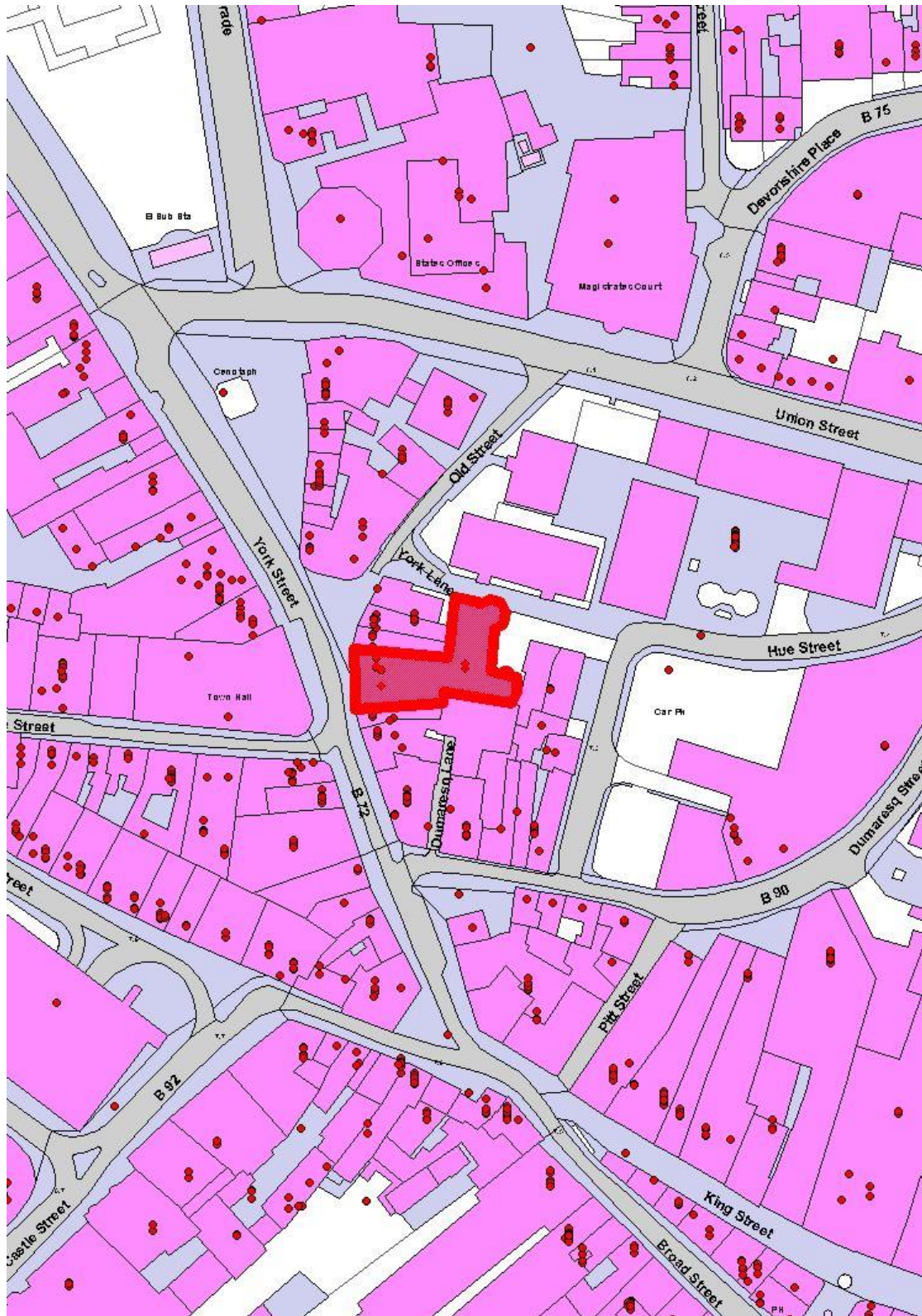
Small 'Oriel House' sign to existing wall

New LED lighting to paving to illuminate sign at night

Oriel logo manifestation or large tenant directory to centrally glazed section

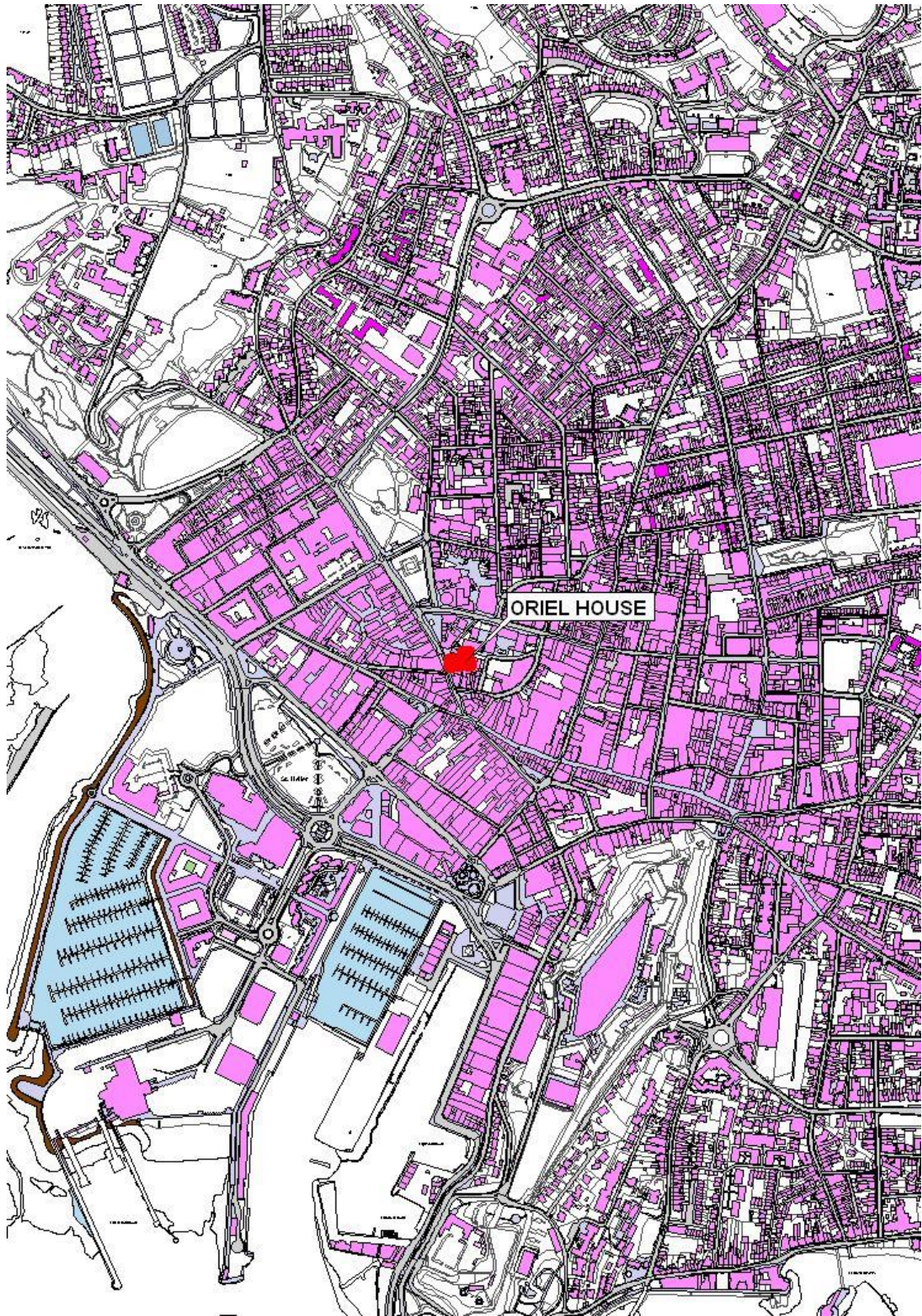
View of Main Entrance (Proposed)

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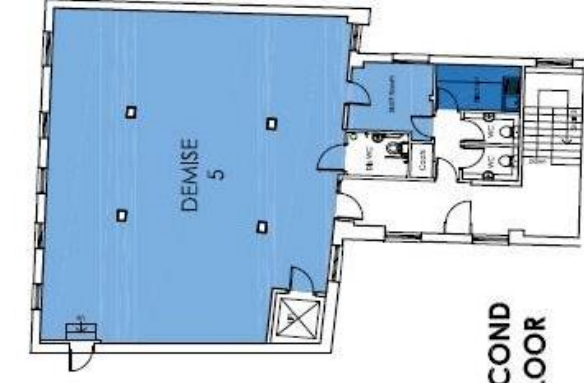


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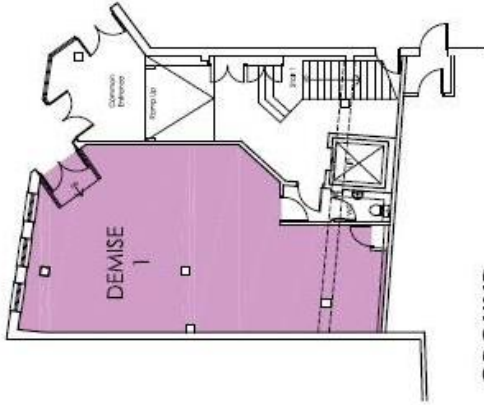
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

AXIS MASON		11000 14th Ave SE Renton, WA 98057	
Project	COMMISSION	Date	JANUARY 2017
Client	COMMISSION	Drawn	M. J. MASON
Scale	AS SHOWN	Sheet	400

Client	City of Renton	Drawn	M. J. MASON
Project	City of Renton	Date	JANUARY 2017
Scale	AS SHOWN	Sheet	400

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