

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED OFFICES ORIEL HOUSE YORK STREET ST HELIER



**APPROXIMATELY 2,530 SQ.FT.,
3,470 SQ.FT. UP TO 7,277 SQ.FT.
+ 4 CAR SPACES
TO LET**

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

Part first and second floors are available providing the following areas:-

First Floor Unit 2	1,227 sq.ft.
First Floor Unit 3	2,530 sq.ft.
First Floor Unit 4	2,087 sq.ft.
Second Floor Unit 5	<u>1,383 sq.ft.</u>
Total	7,277 sq.ft.

PARKING

There are 4 car spaces available in a private car park.

TENURE

The premises are available individually or as a whole by way of new fully repairing and insuring style leases, 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 spaces being available at only £2,750 per annum per car space.

OCCUPATION

The premises are available immediately upon completion of legal formalities.

VIRTUAL OFFICE TOURS

Please see the link to the virtual office tour of the available space
<https://my.matterport.com/show/?m=aqiLPN5gYJB>

ORIEL HOUSE YORK STREET

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:

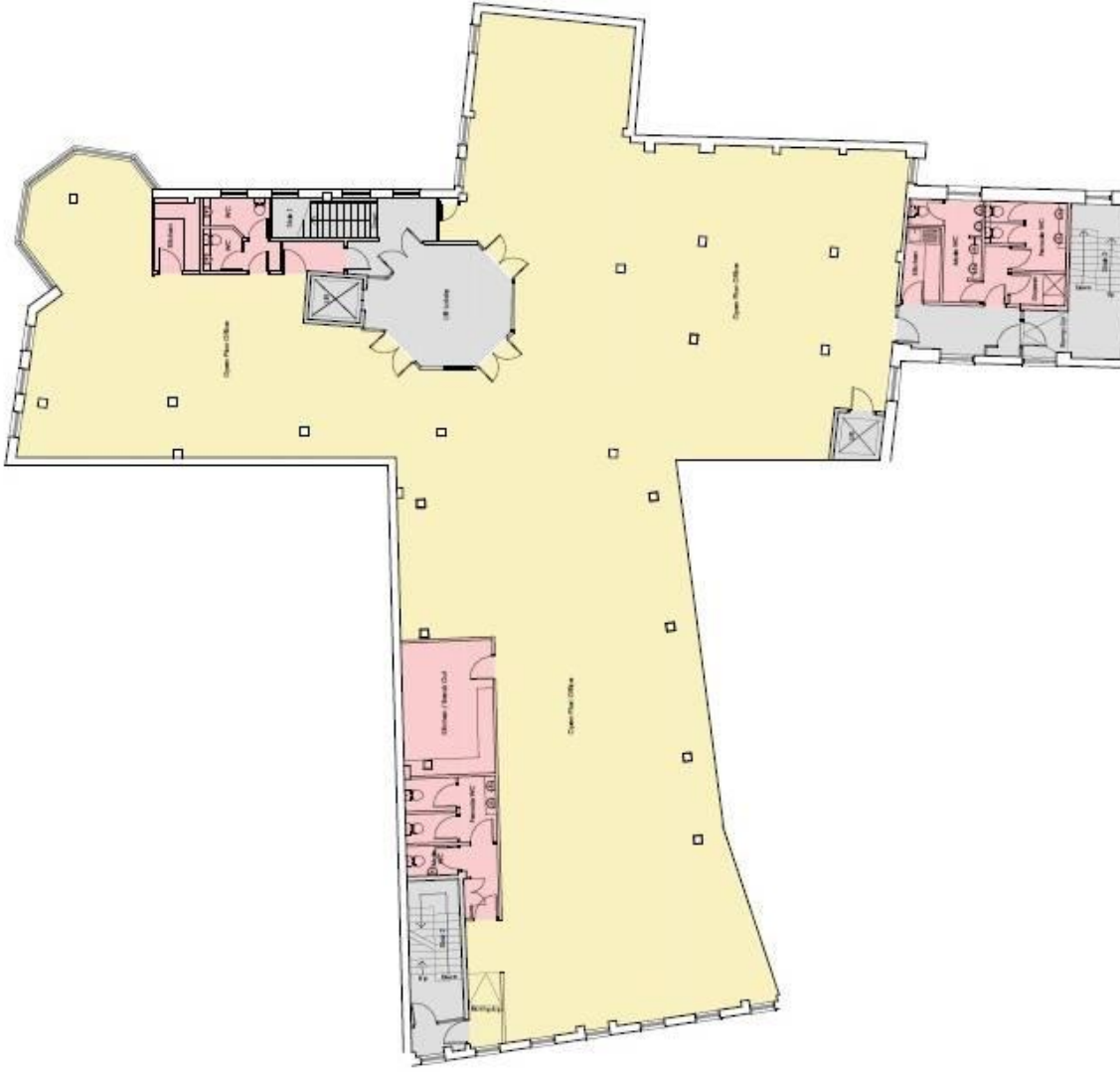
Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

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



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LONDON GLASGOW JERSEY GDANSK DUBAN			
Scale @ A3:	NTS	Date:	JANUARY 2021
Project:	DK	Issue:	
Co-ordinator:		Status:	INFORMATION
Job No:	3702	Drawing No:	011
		Revision:	P1

Client:	SARRE & CO
Project:	Oriel House York Lane St. Heller, Jersey
Drawing Title:	First Floor Marketing Plan (Open)

Rev	Description	Dwn	Ckd	Date	KEY:
P1	Issued for information	DK	MC	20/01/21	<ul style="list-style-type: none"> Communal Areas Demised Tea Points & WIC's Demised Office Area

NOTES:
<p>This drawing is to be used for information only. It is not to be used for construction purposes. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek clarification.</p> <p>This drawing must be read in conjunction with all other drawings and specifications. All drawings are to be read in conjunction with relevant contracts, conditions of sale, and specifications. Where necessary, refer to the relevant contract documents.</p> <p>This drawing must not be copied, whole or in part, without the prior written permission of Axis Mason Ltd.</p> <p>© Copyright Axis Mason Ltd.</p>

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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



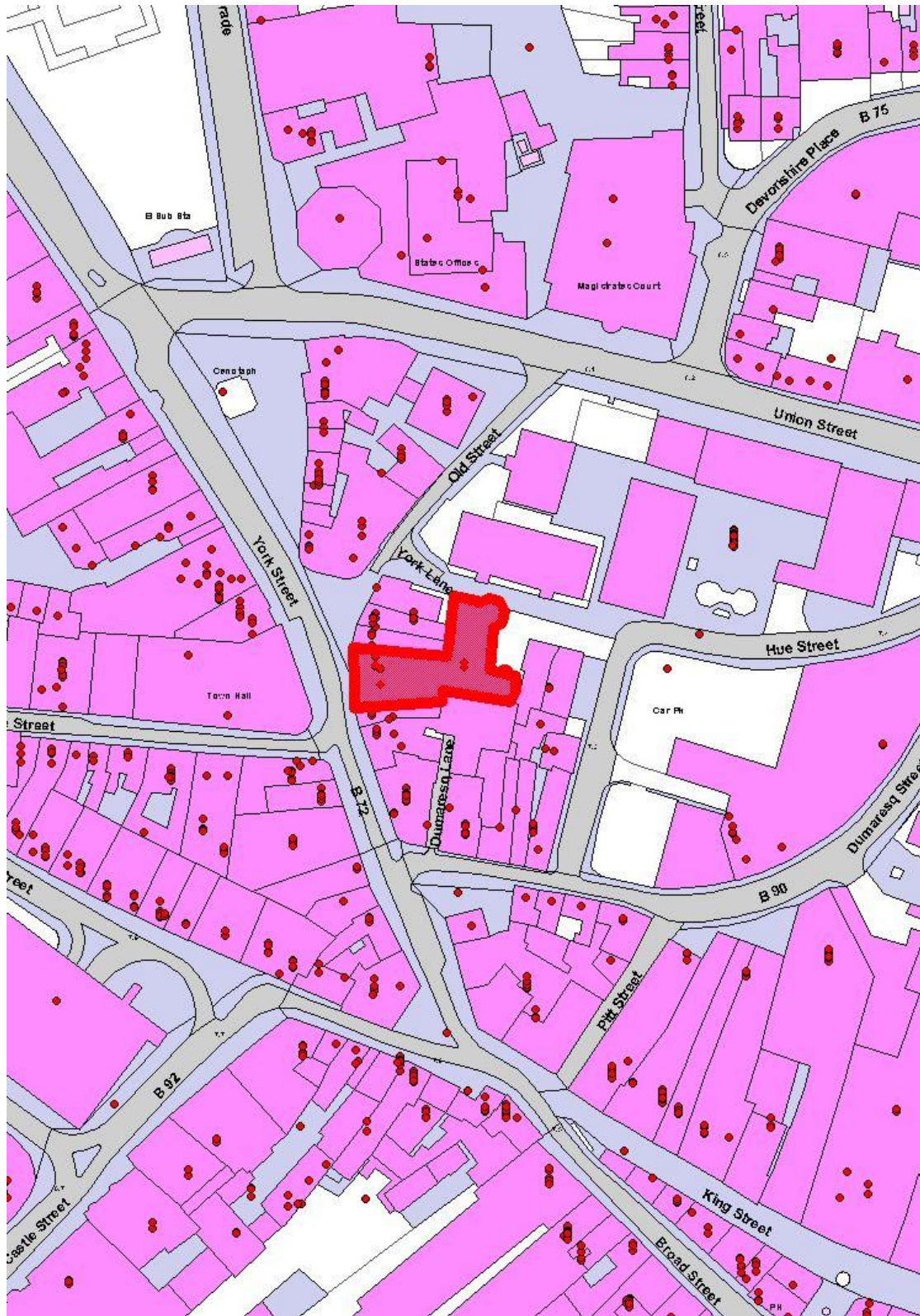
Small 'Oriel House' sign to existing wall

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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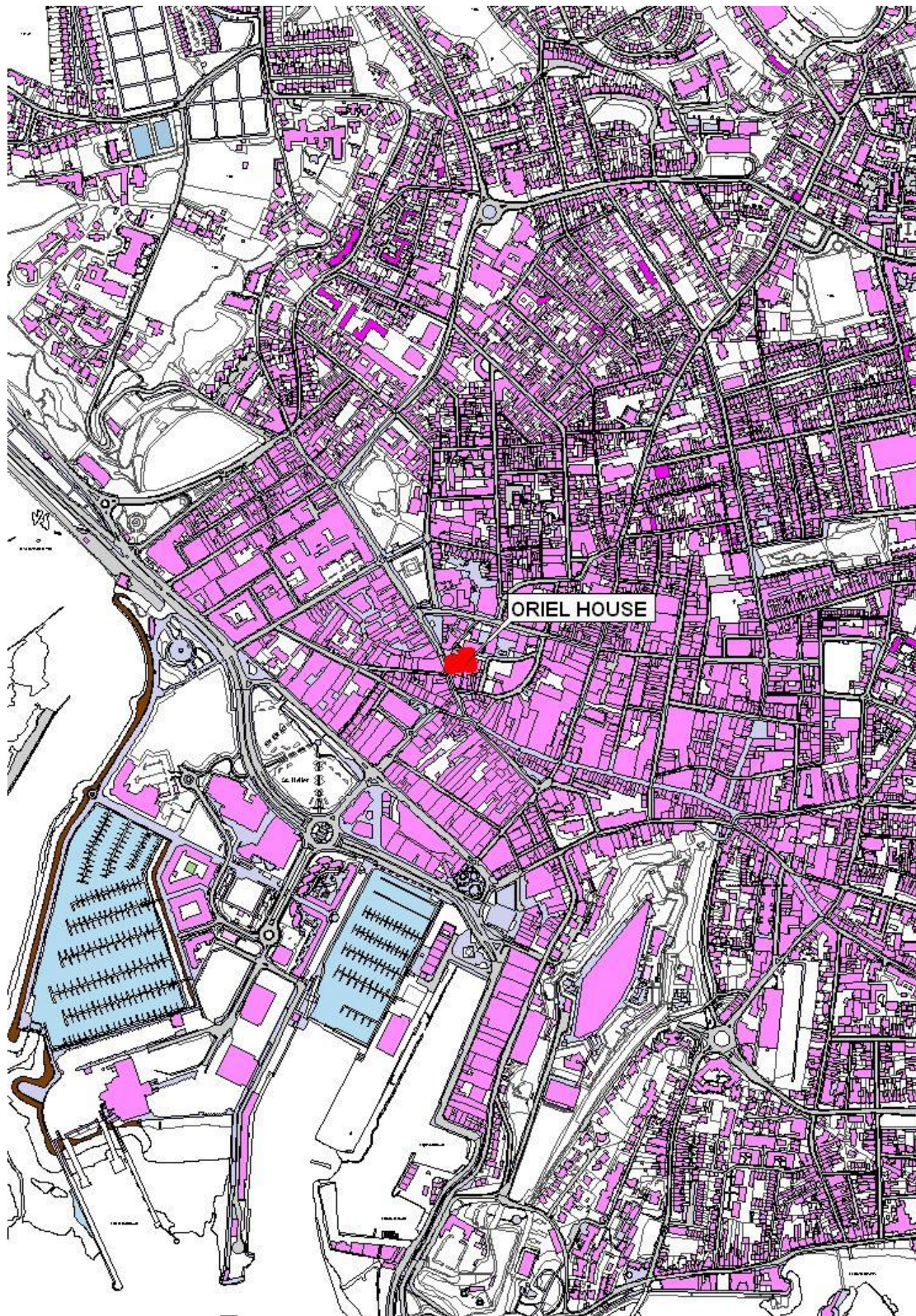


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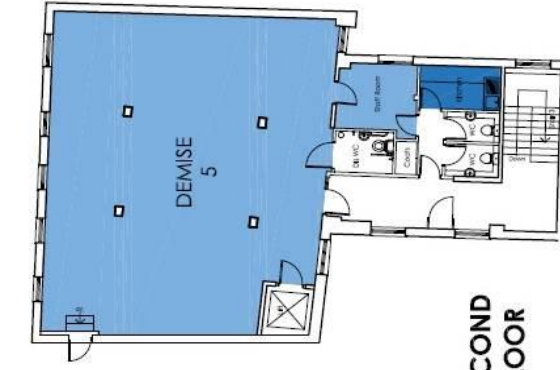
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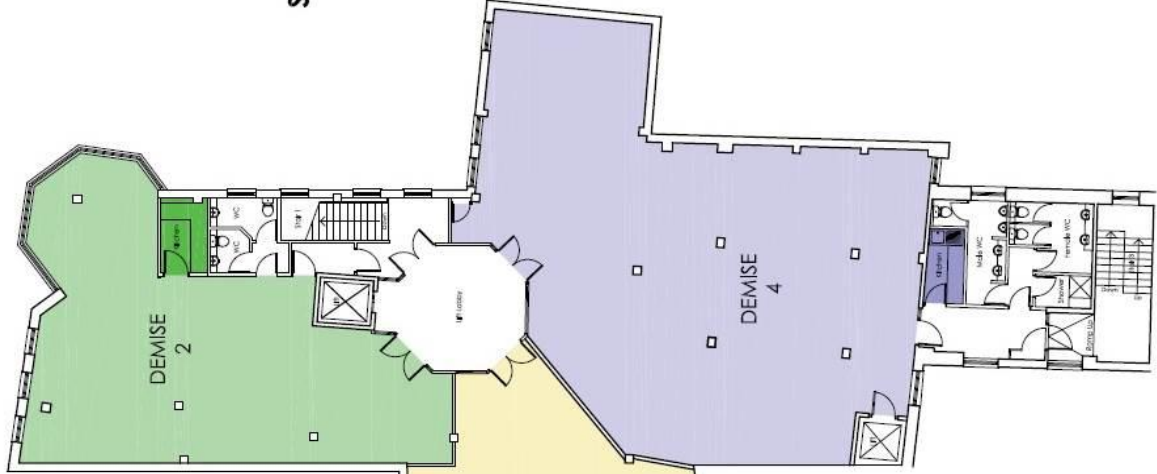
ORIEL HOUSE YORK STREET



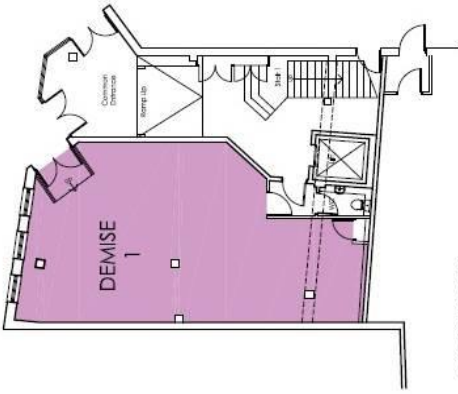
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SECOND FLOOR



FIRST FLOOR



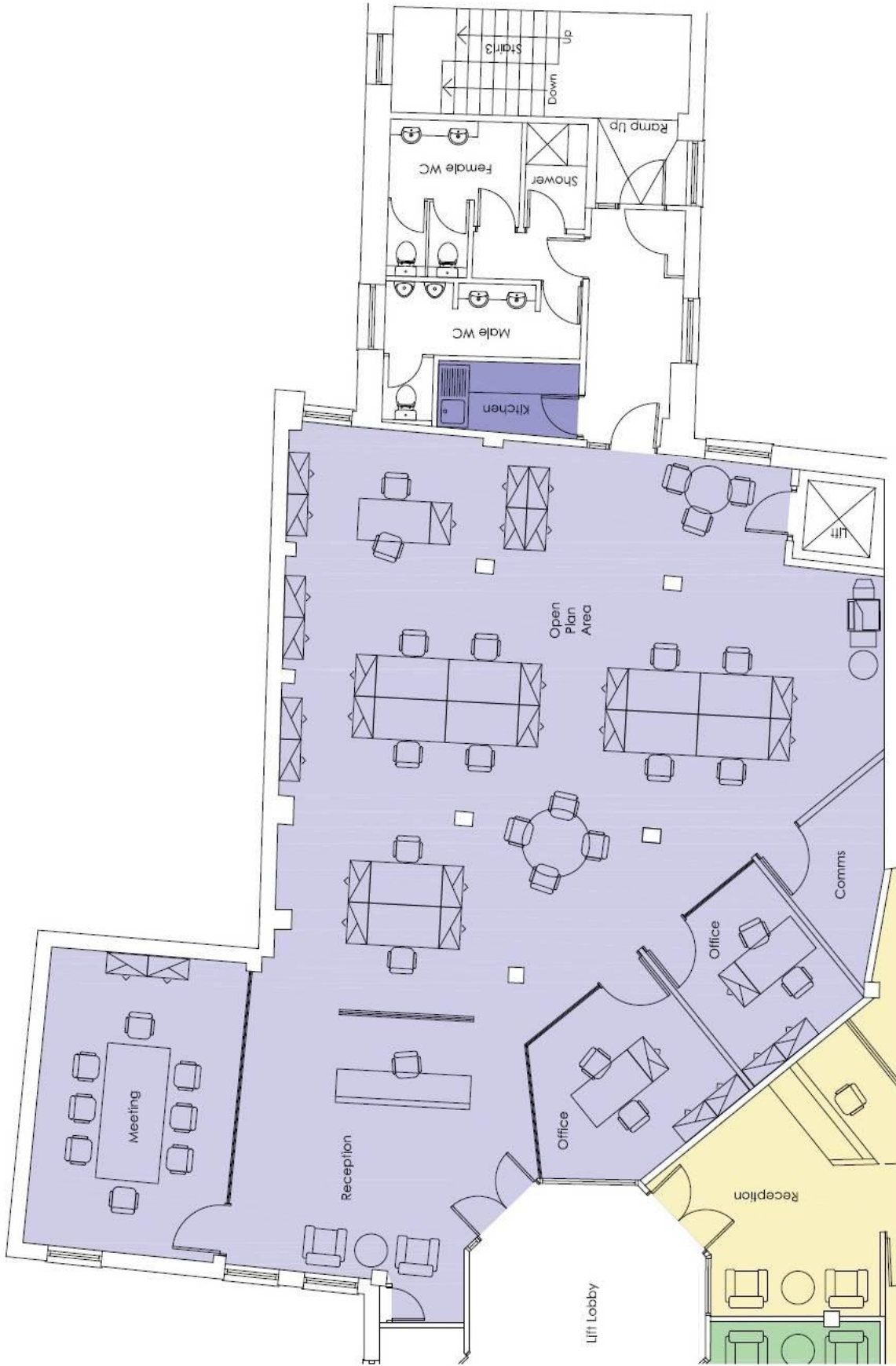
GROUND FLOOR

NOTES

- 1. These drawings shall be to be used for the design of the structure only. The engineer shall be responsible for the design of the structure. The contractor shall be responsible for the construction of the structure.
- 2. The contractor shall be responsible for the design of the structure. The engineer shall be responsible for the construction of the structure.
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Rev	Description	Drawn	Check	Date

Client	Channel Management Project
Project	CCM House
Project No	1700
Date	JANUARY 2017
Project Manager	MICHAEL
Designer	CHRISTOPHER
Check	CHRISTOPHER
Drawn	CHRISTOPHER
Scale	1:100
Sheet No	400
Scale	P1



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LONDON GLASGOW JERSEY GDANSK DURBAN			
Scale @ A3:	1:100	Date:	FEB 2017
Project:	MC	Issue:	PRELIMINARY
Co-ordinator:		Status:	
Job No:	2795	Drawing No:	404
		Revision:	P1

Client:	Channel Management Limited
Project:	Oriol House
Drawing Title:	Demise 4 Test-Fit

Rev	Description	Dwn	Ckd	Date
P1	Test To Fit	SL	MC	02.02.17

NOTES

Planned dimensions only are to be taken from the drawings. All dimensions are to be checked on the construction. All dimensions are to be checked on the construction.

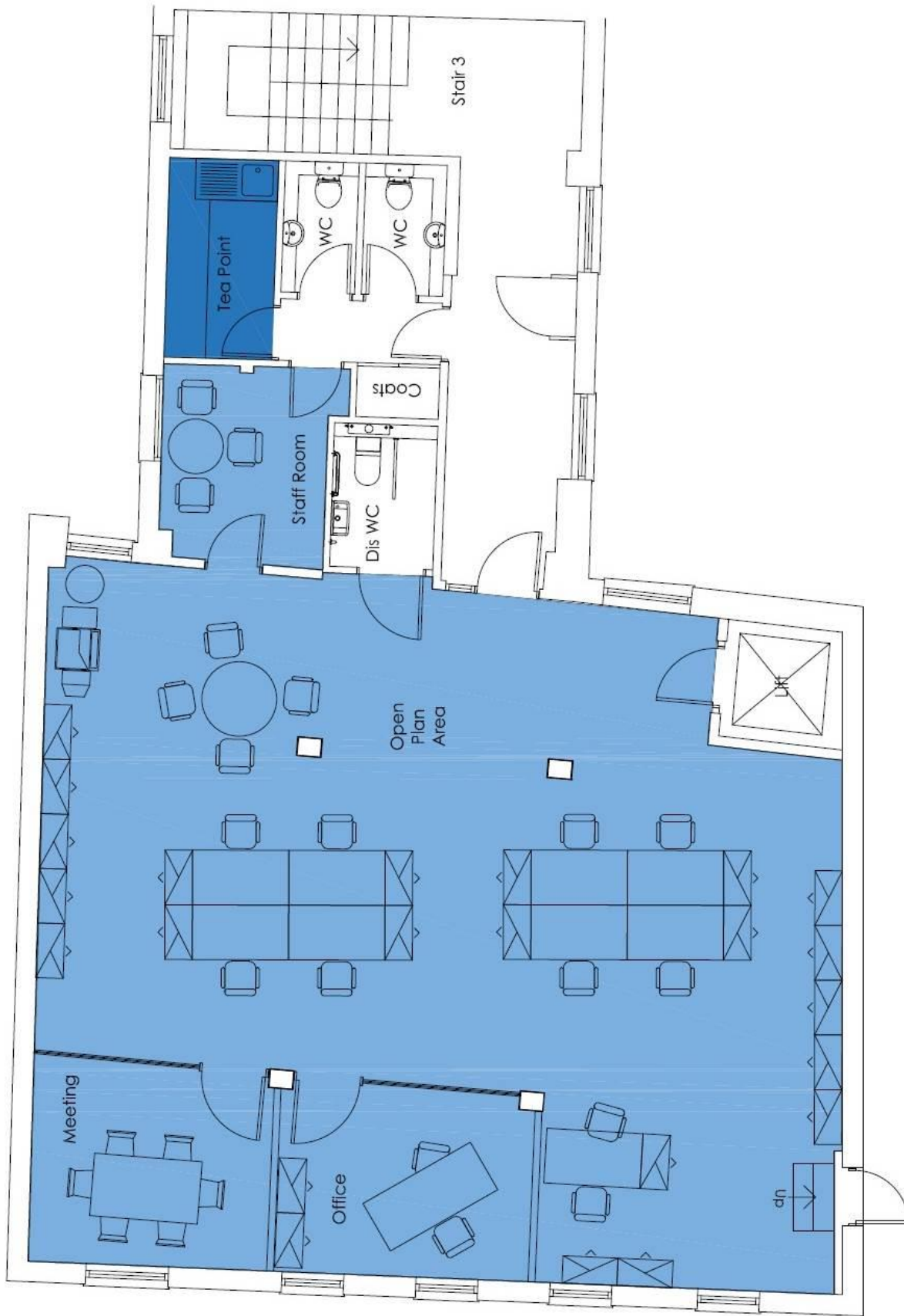
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LONDON GLASGOW JERSEY GDANSK DURBAN		Scale @ A3: 1:100	Date: FEB 2017
Project	Co-ordinator: MC	Issue	Status: PRELIMINARY
Job No: 2795	Drawing No: 405	Revision: P1	

Client:	Channel Management Limited
Project:	Oriel House
Drawing Title:	Demise 5 Test-Ft

Rev	Description	Dwn	Chd	Date
P1	Test To Fit	SL	MC	02.02.17

NOTES
<p>Please check dimensions to be taken from the drawing. All dimensions are to be measured on the workface.</p> <p>This work is to be carried out in accordance with the relevant standards and codes of practice as specified.</p> <p>All work is to be carried out in accordance with the relevant standards and codes of practice as specified.</p> <p>This drawing may not be used for any other purpose without the prior written permission of Axis Mason, Ltd.</p> <p>© Copyright 2017 Axis Mason Ltd</p>