

# COMMERCIAL PROPERTY OFFICE OPPRTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## **PROMINENT TOWN CENTRE FIRST FLOOR OFFICES 8 HILL STREET ST HELIER**



**TO LET**

**APPROXIMATELY  
1,871 SQ.FT.**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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# 8 HILL STREET ST HELIER

## **LOCATION**

The offices are situated in a prime location within St Helier's Central Business District, forming part of the traditional legal and banking centre of the Island.

More specifically, the property is situated on the Eastern side of Hill Street between the junctions with Halkett Place and Church Street.

We attach a location plan and site plan for ease of reference.

## **DESCRIPTION**

The property provides for ground and six upper floors of office accommodation. Each floor is self-contained and metered separately. The First Floor offices benefit from the following amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- Perimeter trunking;
- New carpets throughout;
- Kitchenette facilities on each floor;
- Lift access to all floors.

There is a very pleasant communal garden area to the rear of the building.

We attach a floor plan for reference purposes.

## **ACCOMMODATION**

The net internal area of the available accommodation is as follows:

First Floor	1,871 sq.ft.
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## **TENURE**

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

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## RENTAL

First Floor                      £20 per sq.ft.

## OCCUPATION

Immediately upon completion of legal formalities.

## COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By contacting either of the vendor's joint sole agents:

**Alistair M Sarre BSc MRICS,  
Julian Roffe FRICS MCI Arb  
Evie Wills BSc Or Reece Sarre**

**Sarre & Company  
16 Gloucester Street  
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Jersey, JE2 3QR**

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**Jonathan Quérée MRICS  
Lucy Schooling MRICS**

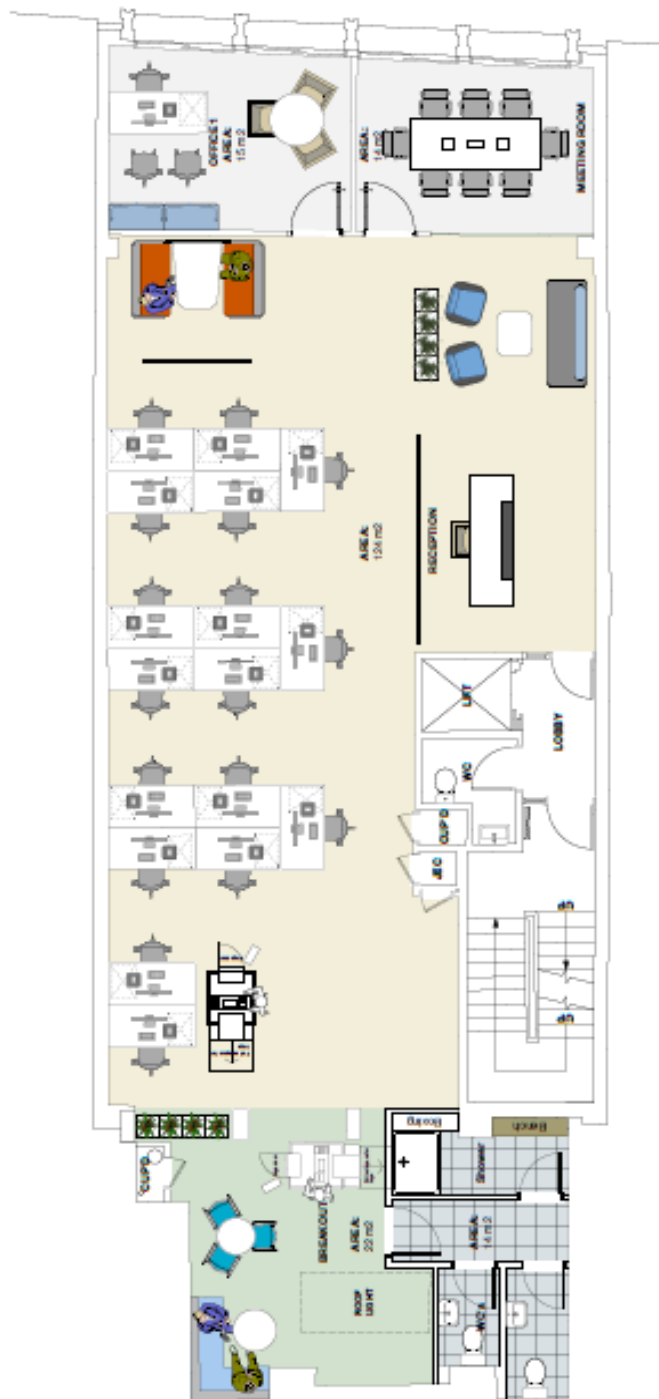
**Quérée Property Consultants Ltd  
The Office, Terre de Reve  
Clos du Reve, La Rue de Samares  
St Clement, Jersey, JE2 6LZ**

**Tel: 07797 840008**

**E-mail: [jonathan@queree.je](mailto:jonathan@queree.je)**

**Website: [www.queree.je](http://www.queree.je)**

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



**GENERAL ARRANGEMENT PLAN**  
**First Floor - GA - As Existing**  
**Scale 1:50 @ A1 / 1:100 @ A3**

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Church of Christendom on 31st May Special Occasions is up. The committee is to be sent any suggestions to the committee prior to completion. It is likely that the meeting should be held in the afternoon with all of the 2000 people, and should be held in the afternoon with all of the 2000 people, and should be held in the afternoon with all of the 2000 people.

**NOTE:**  
Drawing to be read in conjunction with the stamped approved Bye Laws Specification  
Document ref: 1034-0pac-02  
It is the contractor's responsibility to ensure that both documents are obtained from the designer.

Sheng Wang used appreciable contributions to aid them use of data and various stability used to try to of some surface and stability of materials. His plugging contributions to provide meetings and used of meetings / samples for approval prior to publication.

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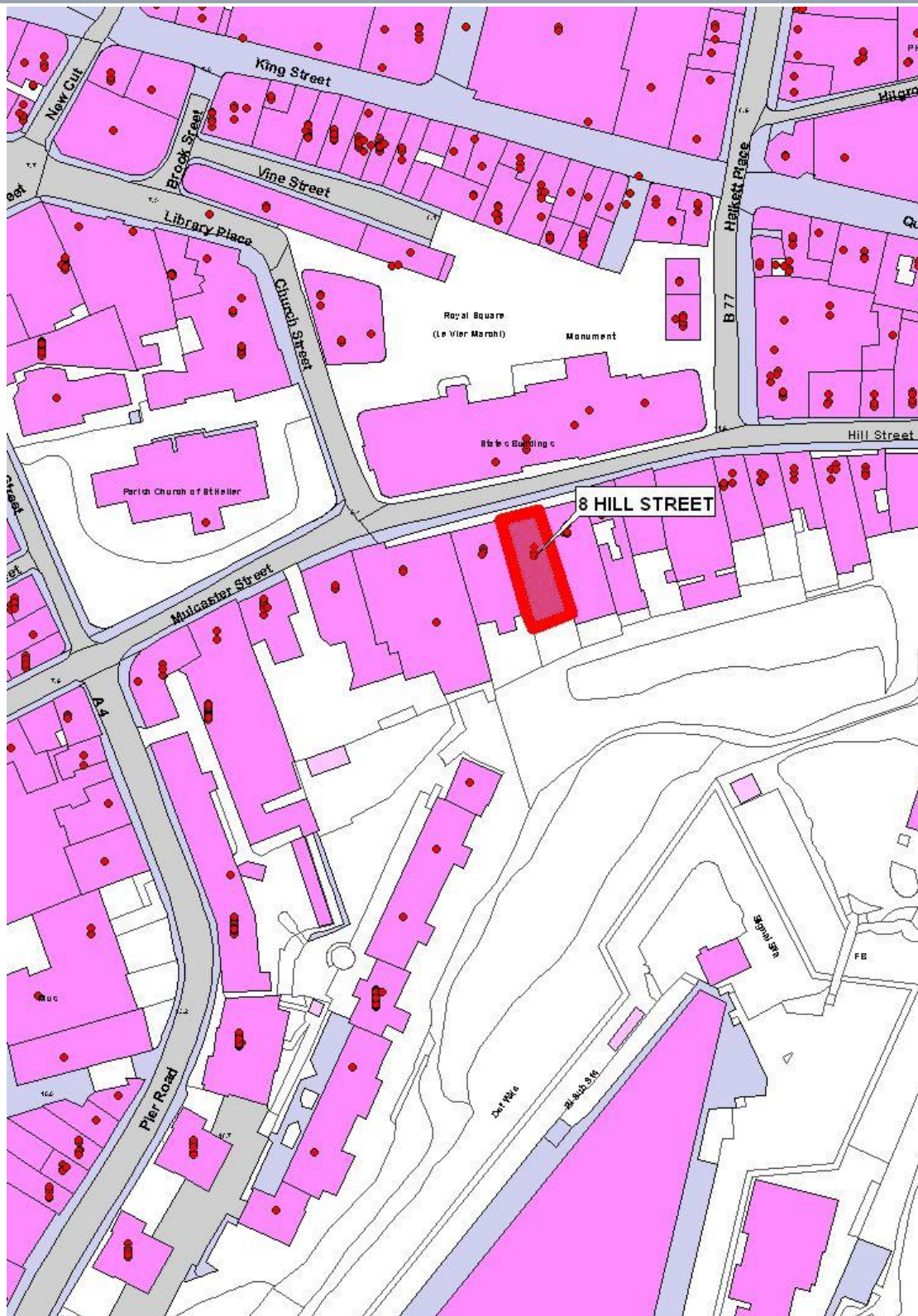
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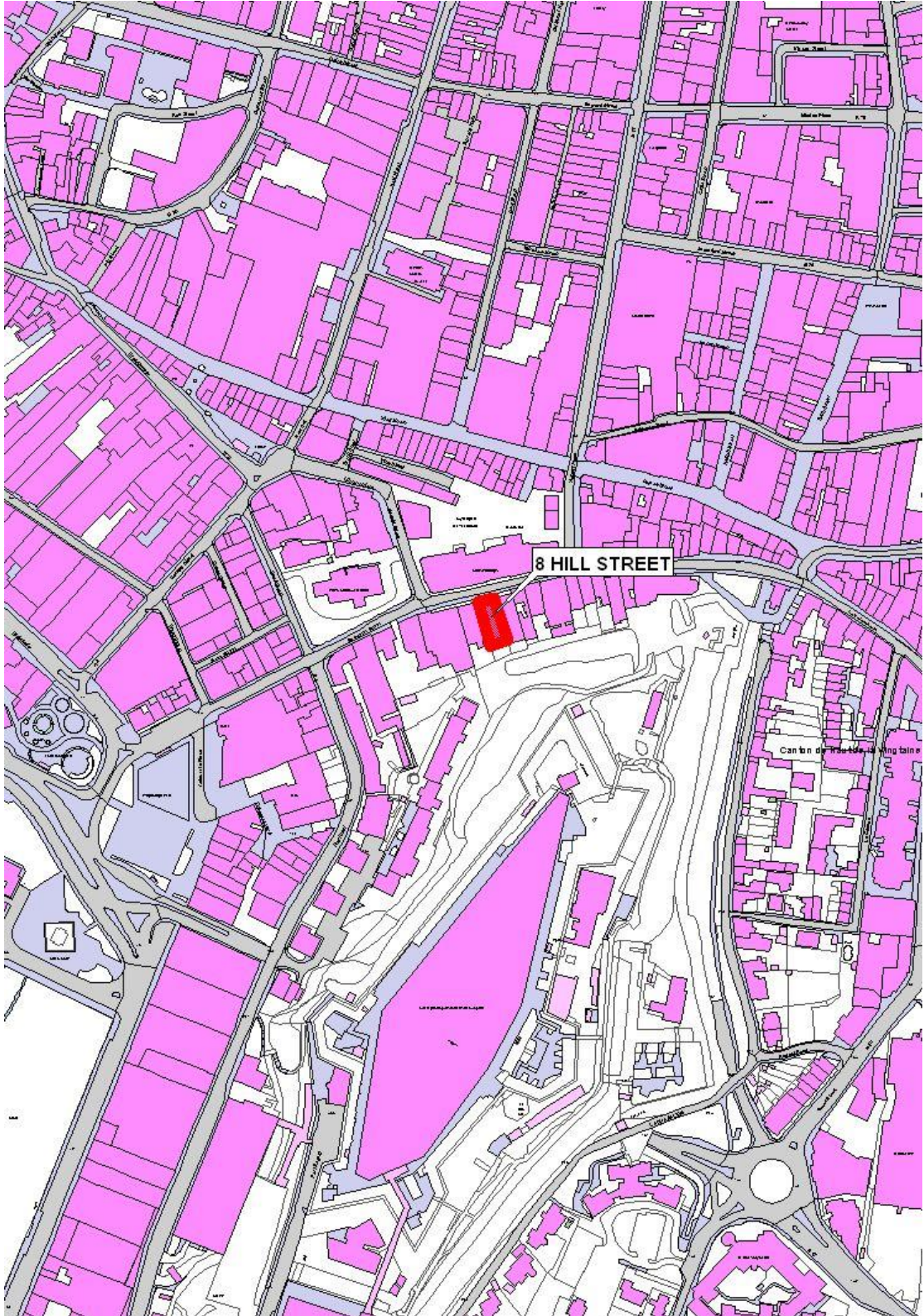
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