

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME GROUND FLOOR OFFICES 45 CENTURY BUILDINGS THE ESPLANADE ST HELIER



**OFFICES – 1,585 SQ.FT.
BASEMENT – 1,095 SQ.FT.
PLUS 1 CAR SPACE**

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



45 Century Buildings

The Esplanade, St Helier

LOCATION

The property is positioned in a prime location fronting the Esplanade, situated between the Royal Bank of Canada headquarters building and the HSBC headquarters building.

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

DESCRIPTION

The premises form an efficient ground floor suite of offices, with a large basement store, along with basement parking.

The offices generally benefit from the following specification:-

- Suspended ceilings;
- Integral LED lighting;
- Comfort cooling and comfort heating;
- Raised access flooring;
- Carpeted throughout;
- Glass partitioned boardroom, plus second meeting room;
- Male & female WC facilities;
- Shower facility;
- Kitchenette facility;
- Basement storage
- Efficient open plan space;
- Excellent natural light;
- Prominent frontage;
- Private entrance solely serving the unit.

PLANS

We attach floor plans on a clear basis and floor plans as currently laid out for reference purposes.

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The Esplanade, St Helier

ACCOMMODATION

The approximate Net Internal Areas of the accommodation are as follows:-

Ground Floor Offices	1,585 sq.ft.
Basement Storage	1,095 sq.ft.

In addition, there is a private secure basement car space.

TENURE

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

RENTAL

£50,000 per annum (which equates to the offices at £23.27 per sq.ft. only, basement storage at £9 per sq.ft. and parking at £3,250 per annum).

OCCUPATION

November 2021, or earlier by negotiation.

TEST TO FIT

The landlord is happy to undertake a bespoke test to fit for an interested party.

LEGAL COSTS

Each Party to bear their own legal costs.

45 Century Buildings The Esplanade, St Helier

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
Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR

Tel: 01534 888848

Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

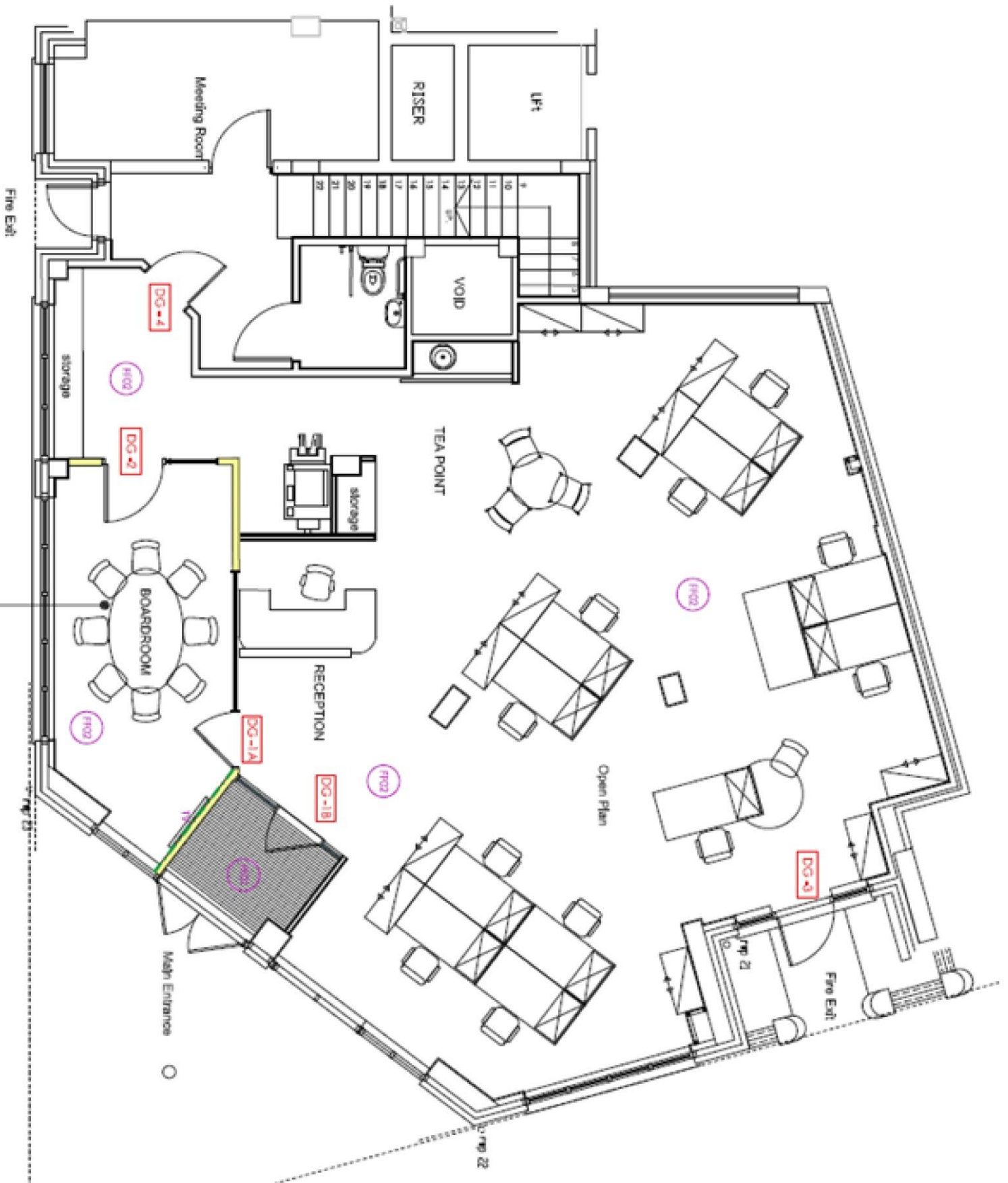


GROUND FLOOR PLAN

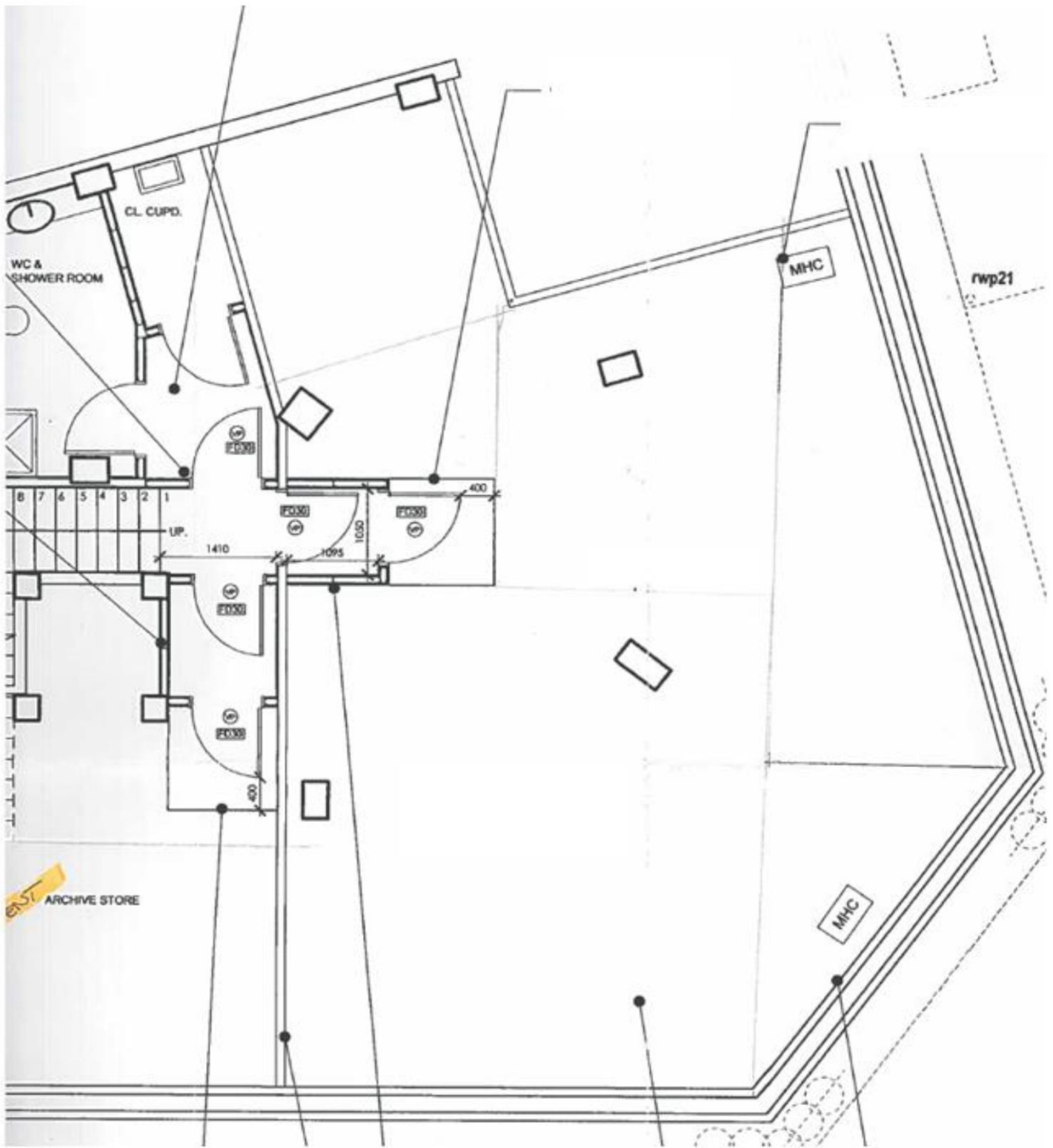
BASEMENT PLAN

<p>AXIS MASON LONDON GLASGOW JERSEY GDANSK DURBAN</p> <p>Summer House, Profits Street St Helier, Jersey, JE2 4SW 01534 870 137 WWW.AXISMASON.COM</p>		<p>Scale @ A3: 1:100 Date: MARCH 2021</p>		
<p>Client: Sarre & Co</p>		<p>Project: 45 Century Buildings, Esplanade, St Helier, Jersey</p>		
<p>Project: 45 Century Buildings, Esplanade, St Helier, Jersey</p>		<p>Issue: PRELIMINARY Status:</p>		
<p>Drawing Title: Existing Plans</p>		<p>Job No: 4117 Drawing No: 100 Revision: P1</p>		
Rev	Description	Dwn	Ckd	Date
<p><small>NOTES</small></p> <p>1. All work to be carried out in accordance with the Building Regulations and the relevant Approved Documents.</p> <p>2. The drawings are for information only and do not constitute a contract. It is the responsibility of the client to ensure that the drawings are used in accordance with their intended purpose.</p> <p>3. All drawings are to be read in conjunction with the relevant specifications and contract documents.</p> <p>4. The drawings are not to be used for any other purpose without the written consent of Axis Mason Ltd.</p> <p>© Copyright Axis Mason Ltd</p>				

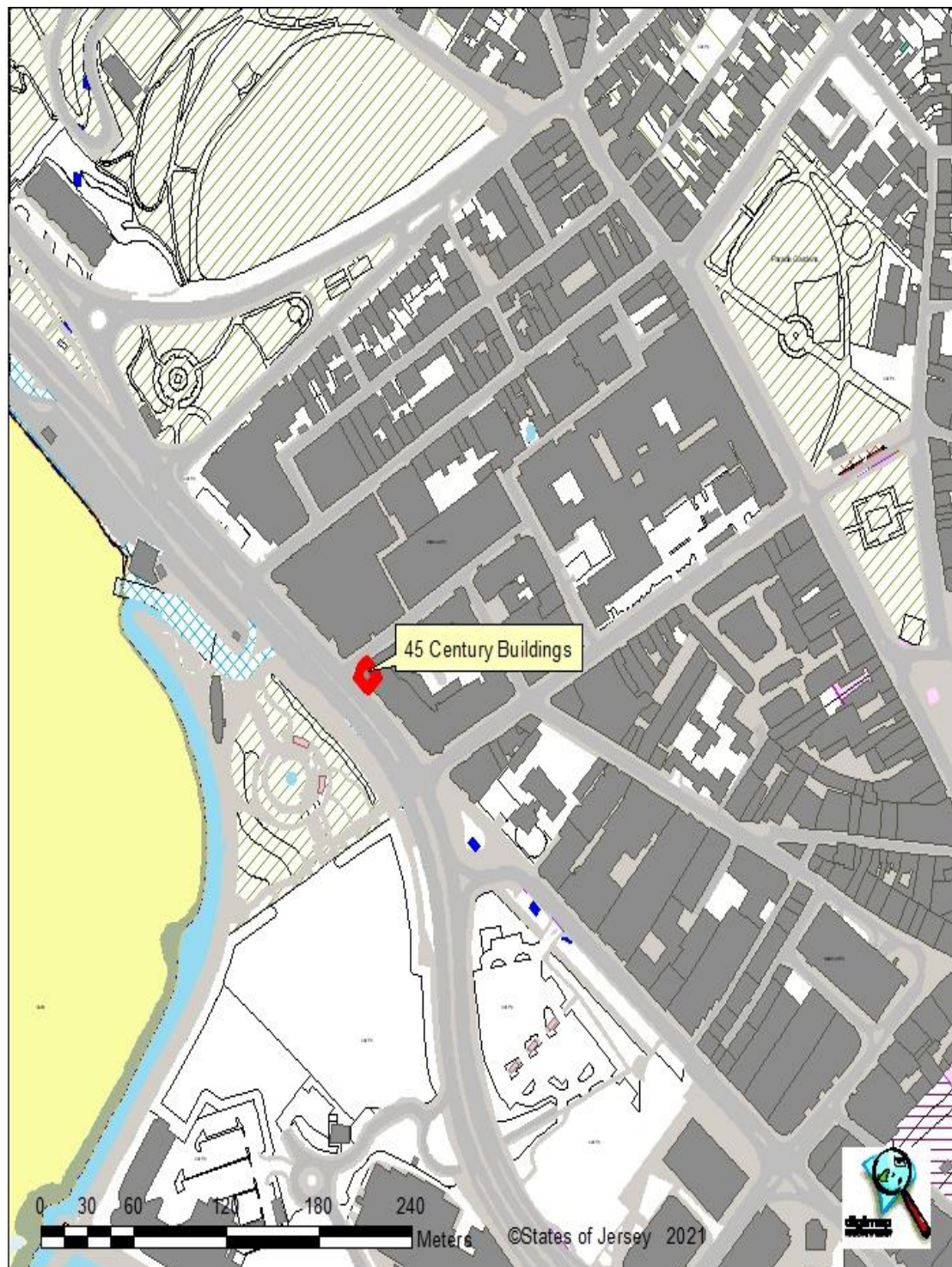
GROUND FLOOR



BASEMENT



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