

COMMERCIAL PROPERTY OFFICE OPPRTUNITY



Sarre & Company
CHARTERED SURVEYORS

PROMINENT TOWN CENTRE OFFICES 8 HILL STREET ST HELIER



TO LET

**APPROXIMATELY 1,246 SQ.FT.,
1,634 SQ.FT., UP TO 4,892 SQ.FT.**

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

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. Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Preston Law, Messrs BCR Law, Messrs Le Gallais and Luce, Messrs Benest & Syvret, and Soditic, with the offices themselves being a minute's walk from St Helier's principal retailing precincts of King Street and Queen 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 floors 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;
- WC facilities.

There is a very pleasant communal garden area to the rear of the building. In addition to the above, the second floor benefits from a private rear terraced balcony area with access directly from the office space itself.

We attach floor plans for reference purposes.

ACCOMMODATION

The net internal areas of the available accommodation are as follows:-

Ground Floor	1,246 sq.ft.
First Floor	2,012 sq.ft.
Second Floor	<u>1,634 sq.ft.</u>
Total	4,892 sq.ft.

8 HILL STREET ST HELIER

TENURE

The premises are available as a whole or on a floor by floor basis, on new 9 year effective fully repairing and insuring style lease(s), by way of a fair proportional style service charge, subject to 3 yearly rent reviews to Jersey Cost of Living.

RENTAL

Ground Floor £22 per sq.ft.
First Floor £20 per sq.ft.
Second Floor £22 per sq.ft.

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 or
Julian Roffe FRICS MCI Arb**

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St Helier
Jersey, JE2 3QR**

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Email:

property@sarreandcompany.co.uk

Website:

www.sarreandcompany.co.uk

Guy Gothard FRICS

**3rd Floor
6 Broad Street
St Helier
Jersey, JE2 3RR**

Tel: 01534 874141

Email:

guy.gothard@cgcommercial.je

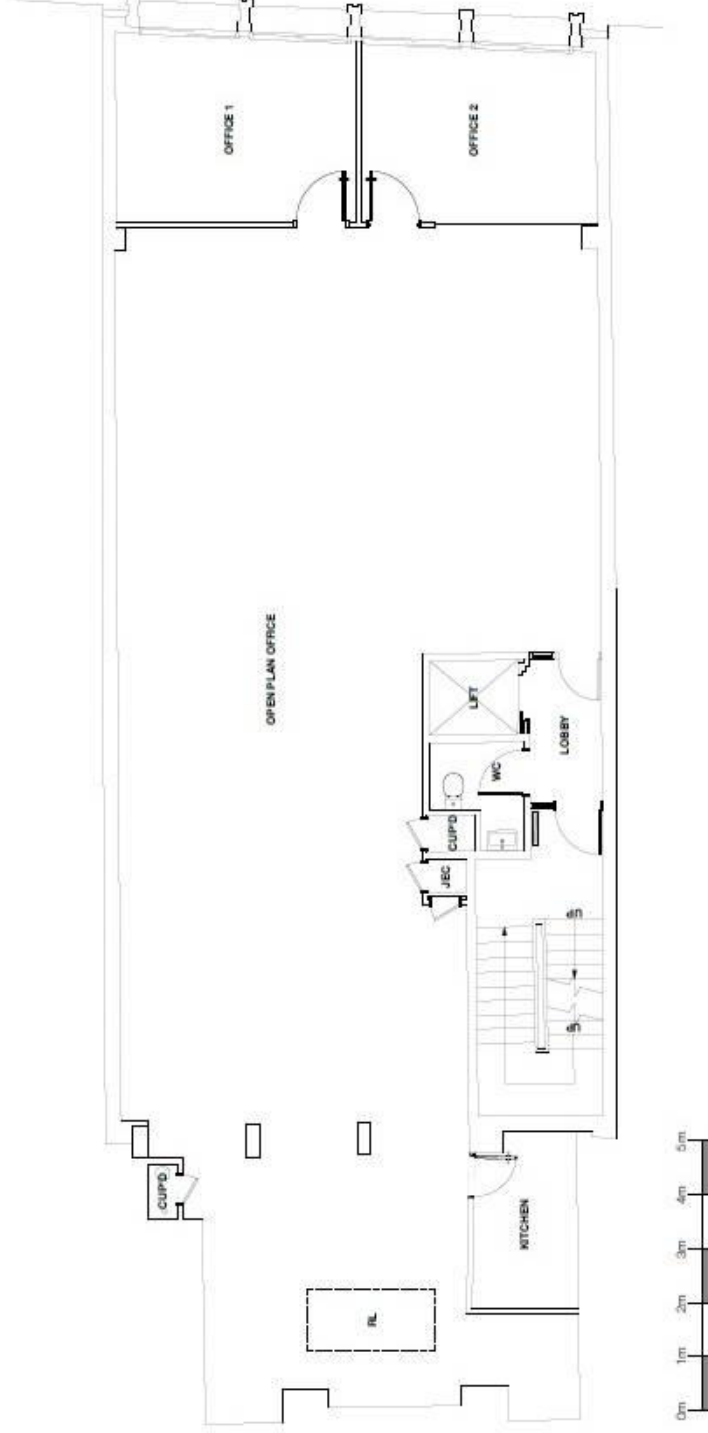
Website: <https://CGCommercial.je>

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

8 HILL STREET

BUILDING TYPE: OFFICE

SCALE: 1:50 @ A1 / 1:100 @ A3

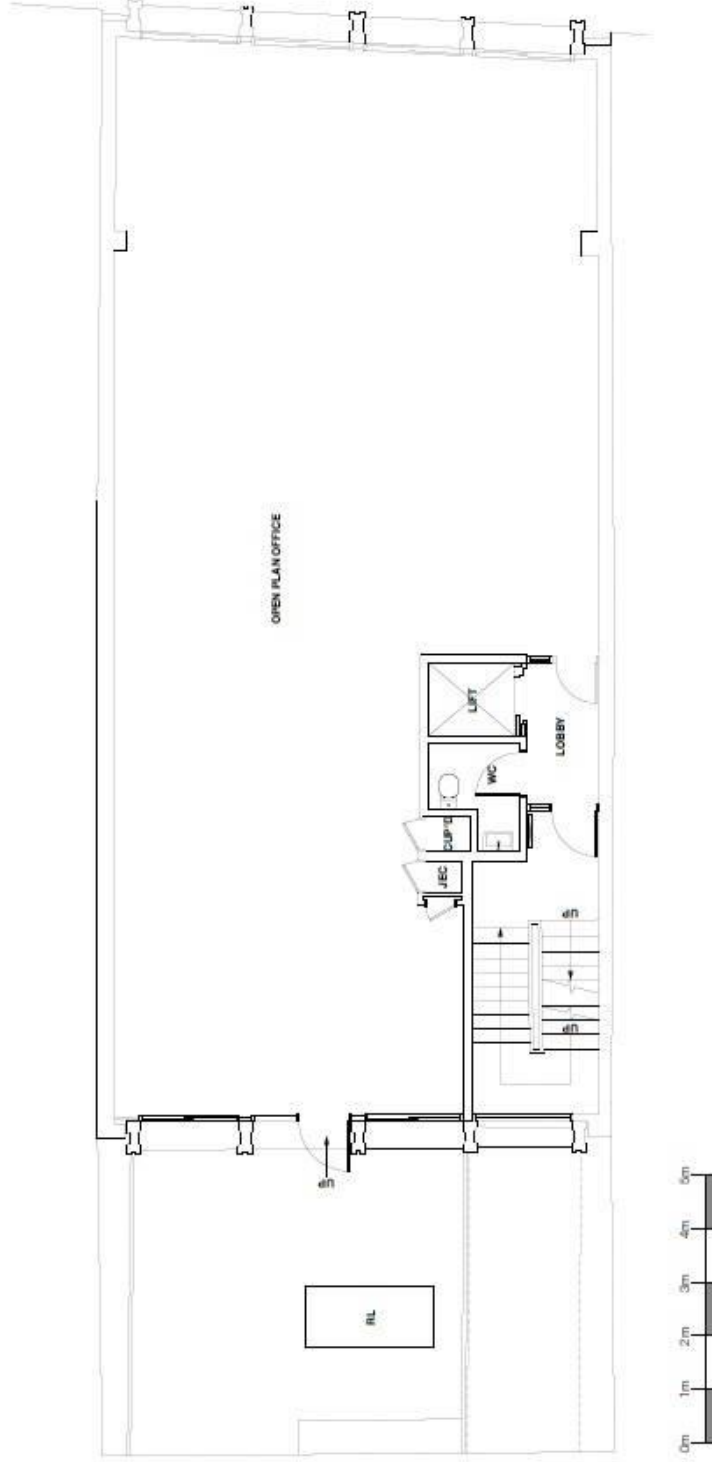


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design
partnership

www.elliottdesignpartnership.com
dion@elliottdesignpartnership.com
Tel: (01534) 630868
Fax: (01534) 630867

FIRST FLOOR PLAN

8 HILL STREET
BUILDING TYPE: OFFICE
SCALE: 1:50 @ A1 / 1:100 @ A3



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SECOND FLOOR PLAN

8 HILL STREET

BUILDING TYPE: OFFICE

SCALE: 1:50 @ A1 / 1:100 @ A3

GROSS INTERNAL AREA: 123m² / 1320 sqft



8 HILL STREET

BUILDING TYPE: OFFICE
SCALE: 1:50 @ A1 / 1:100 @ A3

GROSS INTERNAL AREA: 192m² / 2067 sqft



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FIRST FLOOR PLAN

8 HILL STREET

BUILDING TYPE: OFFICE

SCALE: 1:50 @ A1 / 1:100 @ A3

GROSS INTERNAL AREA: 153m² / 1643sqft

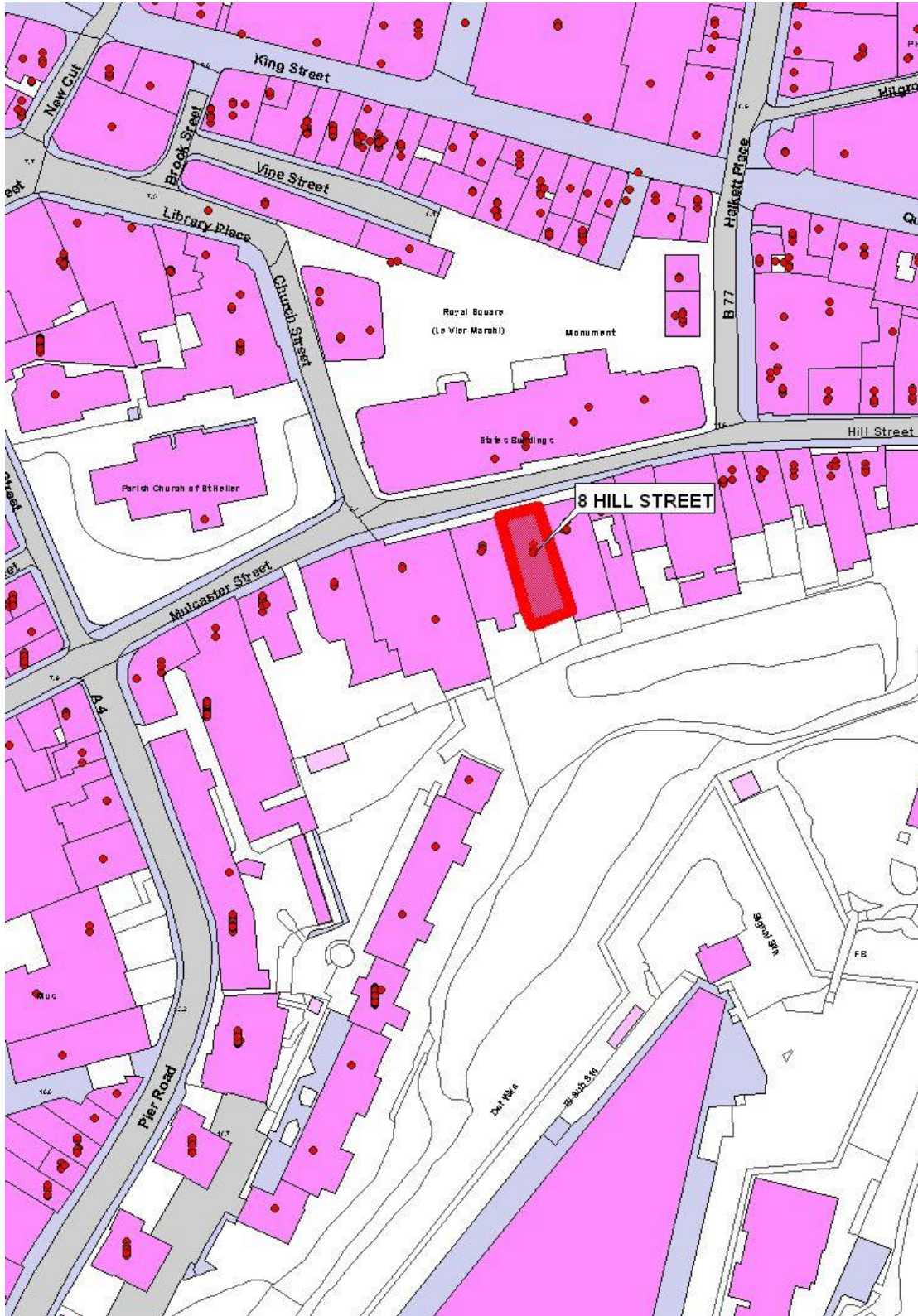


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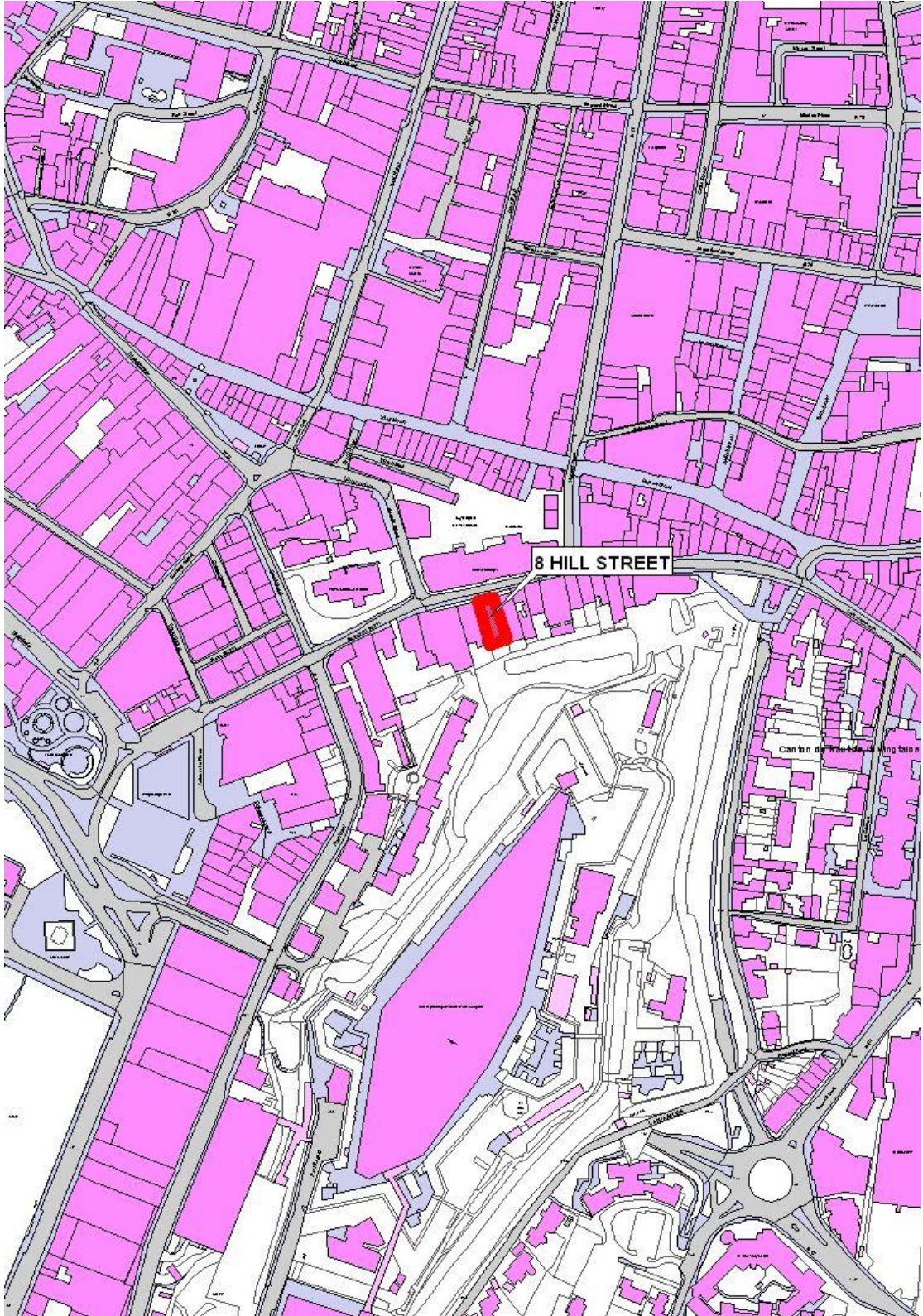
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