

COMMERCIAL PROPERTY OFFICES TO LET



Sarre & Company
CHARTERED SURVEYORS

PROMINENT GROUND FLOOR OFFICES RUE DES PRES TRADING ESTATE ST SAVIOUR JERSEY



740 SQ.FT.

PLUS 4 CAR SPACES

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



Rue des Pres Trading Estate St Saviour

LOCATION

The property is situated centrally on the Islands' prime industrial/trading estate, namely Rue des Pres Trading Estate, St Saviour.

The premises themselves are located on a prominent corner position on the main thoroughfare through the estate, fronting L'Avenue Le Bas and La Rue Sinnatt.

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

DESCRIPTION/ACCOMMODATION

The available premises are situated at ground floor level and benefit from a separate entrance and consist of offices totalling 740 sq.ft. of Gross Internal accommodation.

The premises are split up into three private offices of varying sizes, along with an interconnecting service corridor. The premises are to be refurbished and will benefit from new carpeting, new wall mounted electric heating units, completely redecorated, a small kitchenette and shared Male and Female WC facilities.

In addition, there is an element of parking for up to 3/4 cars with the unit, bearing in mind further spaces can be made available on the estate by way of permits.

TENURE

The premises are available on an internal repairing and insuring style lease, for a duration of up to 3 years, with 3 yearly Jersey Cost of Living increases.

RENTAL

Offices £13 per sq.ft.

Parking 2 on site spaces at £1,000 per annum per space
 2 roadside spaces on permit at £1,490 per annum per space

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OCCUPATION

Immediately on 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.

VIEWING

By contacting the vendor's agent:

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

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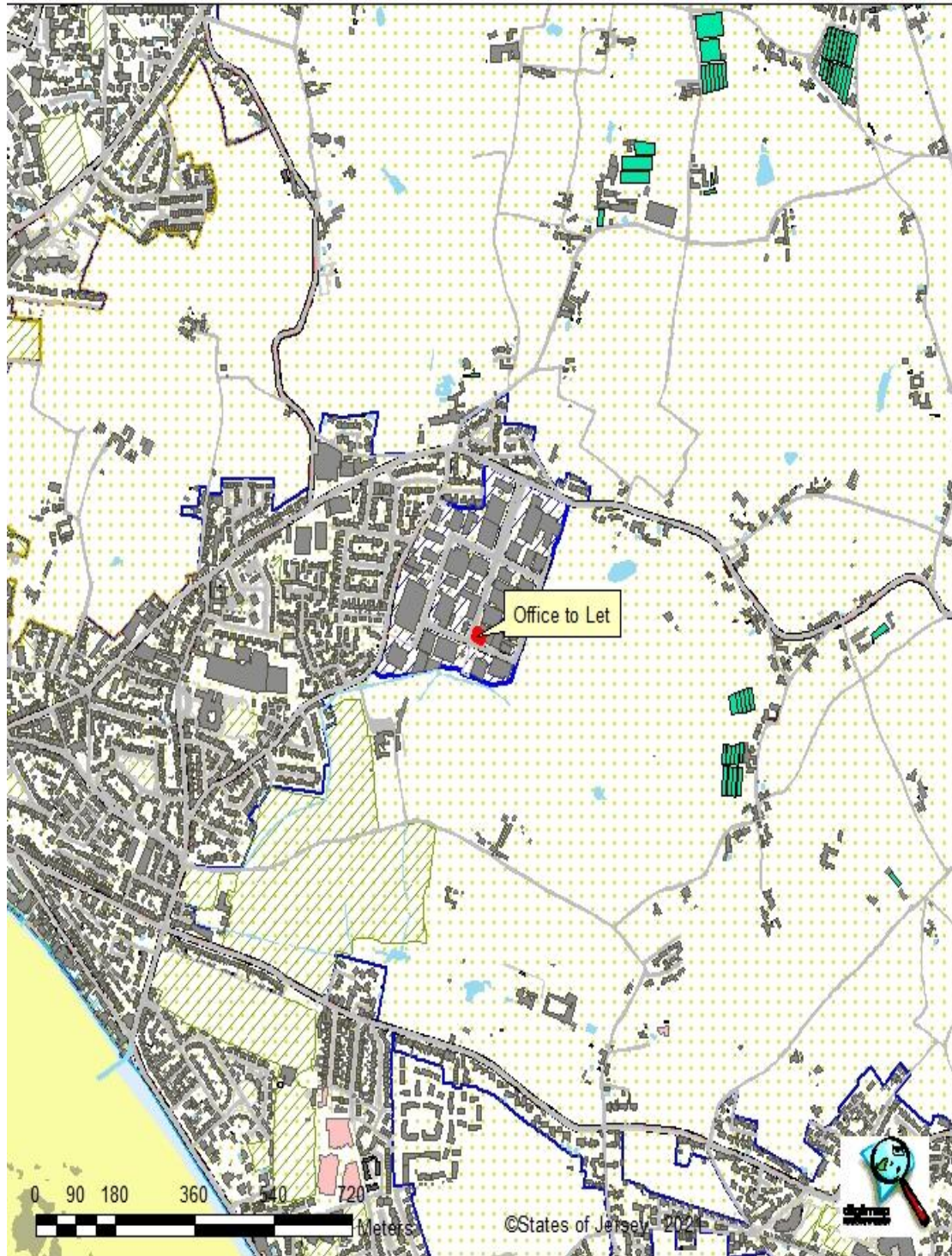
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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