

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

NICHE OFFICE BUILDING 2 BRITANNIA PLACE BATH STREET ST HELIER



**GROUND FLOOR – 895 SQ.FT.
FIRST FLOOR – 895 SQ.FT.
TOTAL – 1,790 SQ.ST.**

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



2 BRITANNIA PLACE BATH STREET, ST HELIER

LOCATION

The property is situated within St Helier's Town Centre forming part of the Central Business District, just to the North-East of the prime pedestrianised precincts of Queen Street and King Street.

More specifically, Britannia Place is accessed off the North Eastern side of Bath Street, close to the junction with Tunnell Street. Britannia Place is adjacent to Millennium Town Park, and opposite the new Premier Inn Hotel on Bath Street.

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

DESCRIPTION

The Britannia Place complex comprises numerous small self-contained office buildings in a terrace style format, of 2/3 storeys in height.

The building was refurbished only 5 years ago and provides for the following:-

- Ground Floor: Comprising reception area, boardroom and a separate wc/shower room – with a divided kitchen/eating area.
- First Floor: Comprising kitchen area, separate cloakroom and open plan office, and potentially available furnished with various desking, chairs and cabinets and shelving.

Generally, the specification is as follows:

- Suspended ceilings;
- Comfort cooling/comfort heating;
- Integral LED lighting;
- Perimeter trunking;
- Carpeting/laminate flooring;
- Good decorative order;
- Floor by floor metering;
- Comms cabinets;
- Fob access system.

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ACCOMMODATION

The approximate net internal areas are as follows:

Ground Floor Office	895 sq.ft.
First Floor Office	895 sq.ft.
Total	1,790 sq.ft.

TENURE

The premises are available on a new internal repairing lease for up to 9 years. The Lessee will be responsible for a fair proportion of the building insurance and Foncier Rates. Rent reviews are to be 3 yearly in line with Jersey Cost of Living.

RENTAL

£17 per sq.ft.

OCCUPATION

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.

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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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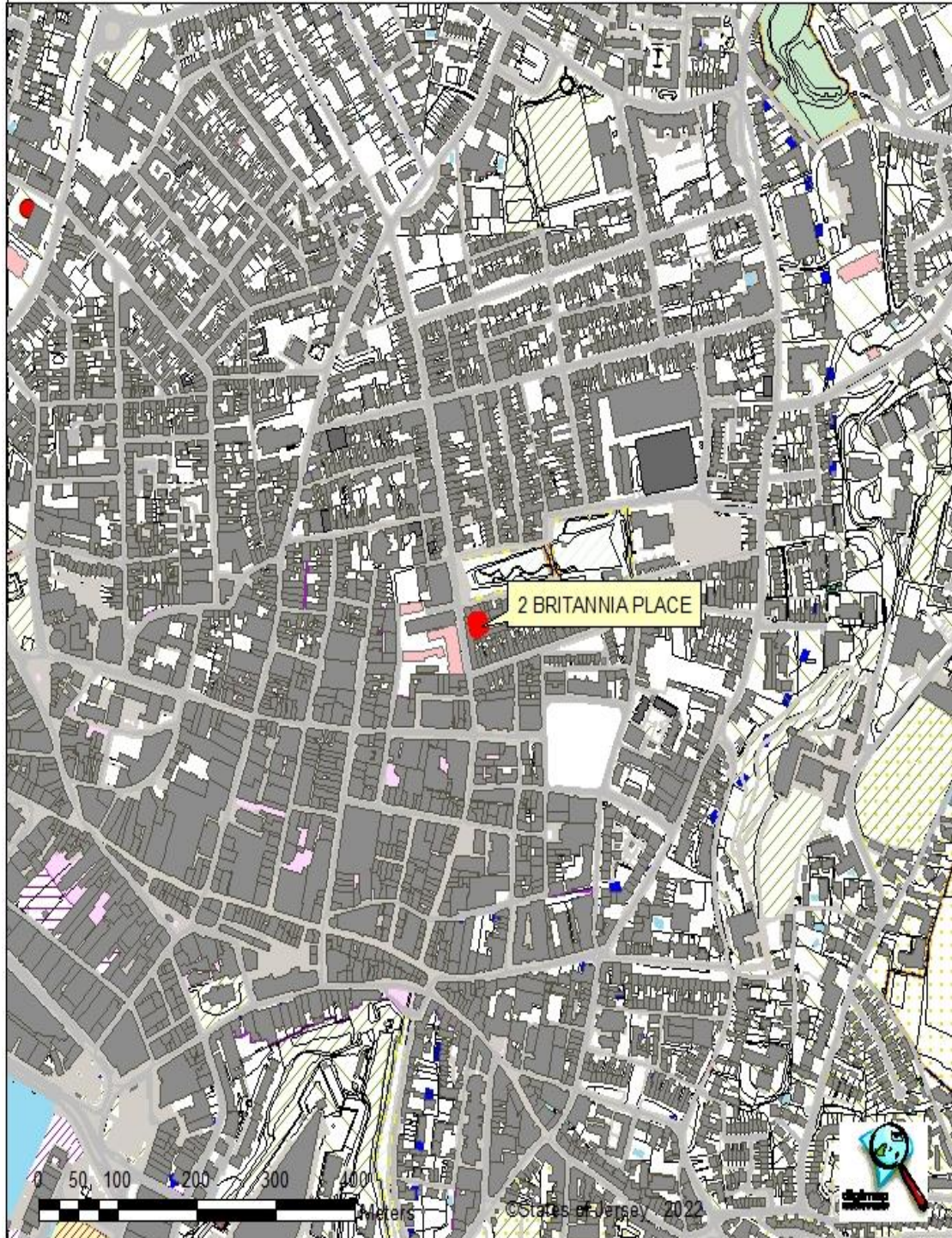


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