

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY OFFICES 2ND & 3RD FLOORS 29 BROAD STREET ST HELIER JERSEY



2ND FLOOR 754 SQ.FT.
3RD FLOOR 611 SQ.FT.
TOTAL 1,365 SQ.FT.

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



29 Broad Street St Helier, Jersey

LOCATION

The property is located in the heart of St Helier's Central Business District and recognised Financial Centre. More specifically, the property is situated on the Southern Side of Broad Street, midway between the junctions with Charing Cross and Conway Street.

This particular location benefits from being within close proximity to all major clearing banks, and additionally, in close proximity to the principal pedestrianised retailing precinct of King Street.

We attach a location plan for ease of reference.

DESCRIPTION

The premises comprise a four storey purpose built office building, of concrete construction, with an architecturally attractive façade and dual entrances at ground floor.

The property is modern in design and the premises benefit from a high specification, including the following amenities.

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Perimeter trunking;
- WC facilities;
- Kitchenette facilities;
- Carpeting;
- Lift access to all floors.

ACCOMMODATION

The approximate net internal floor area:

Second Floor	754 sq.ft.
Third Floor	<u>611 sq.ft.</u>
Total	1,365 sq.ft.

29 Broad Street St Helier, Jersey

TENURE

The premises are available as a floor by floor basis or a whole, on a new fully repairing and insuring lease, for a duration of up to 9 years, by way of a service charge.

ASKING RENTAL

£24 per sq.ft.

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

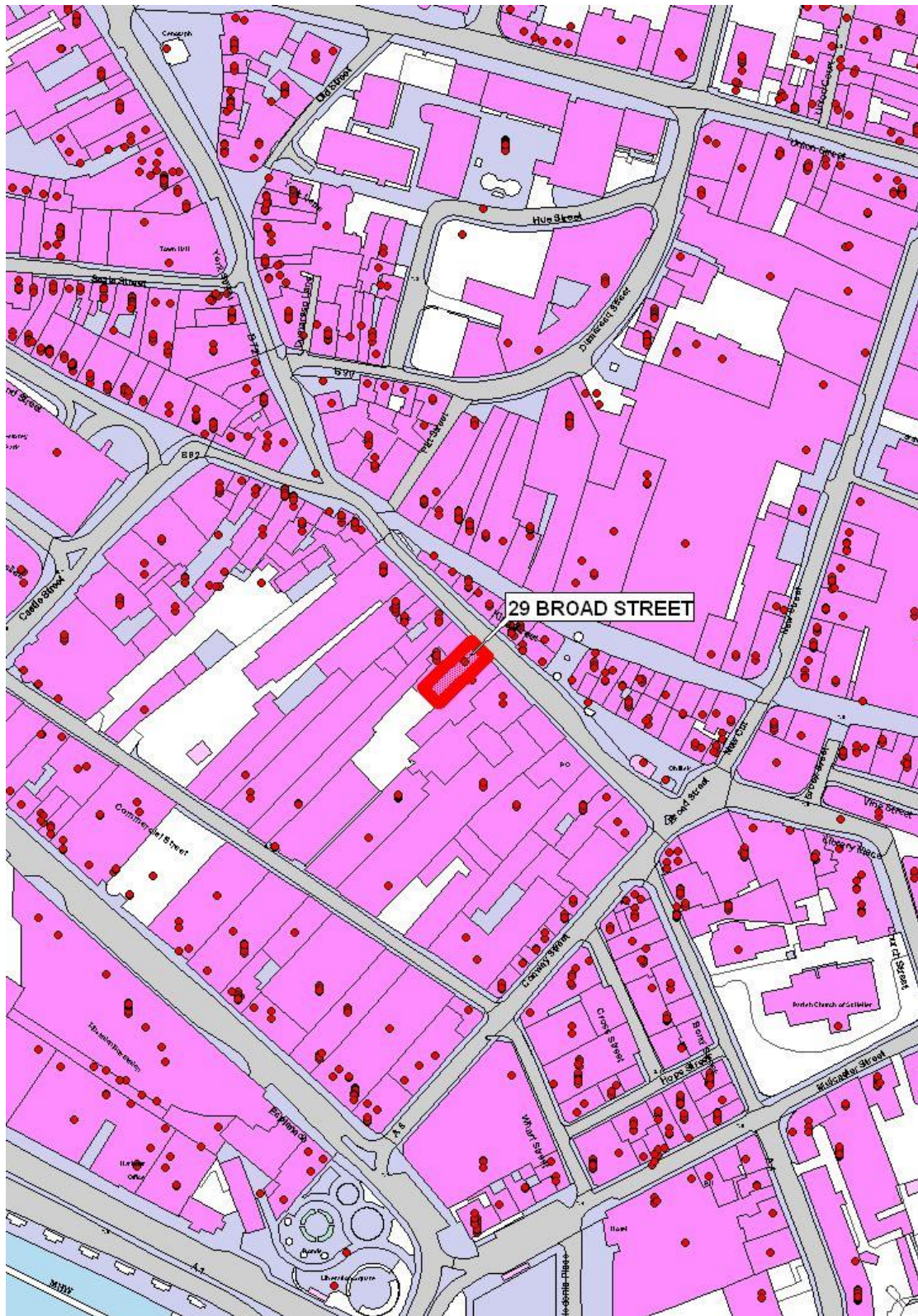
**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

**Tel: 01534 888848
Fax: 01534 888849**

**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

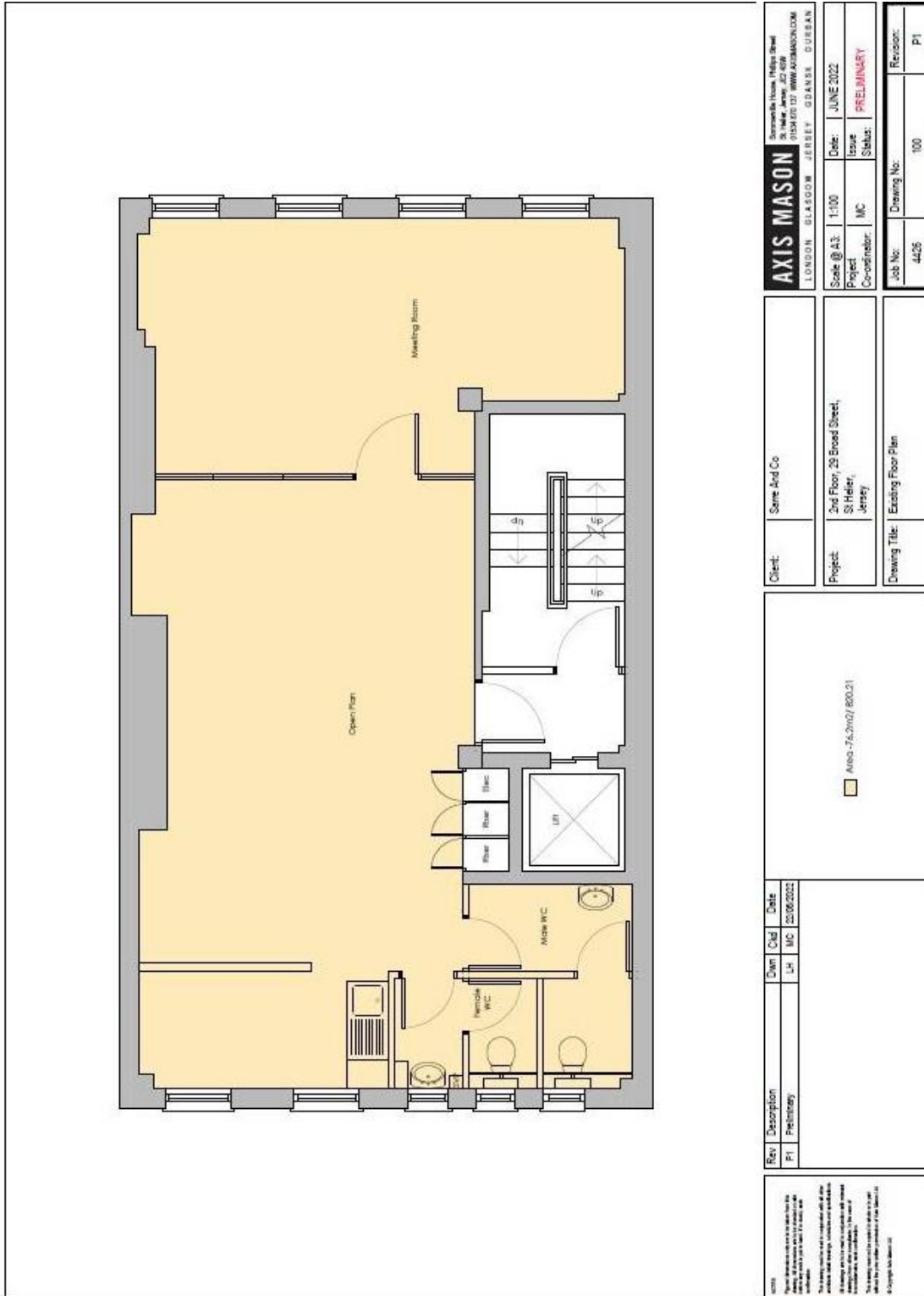
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

29 Broad Street St Helier, Jersey



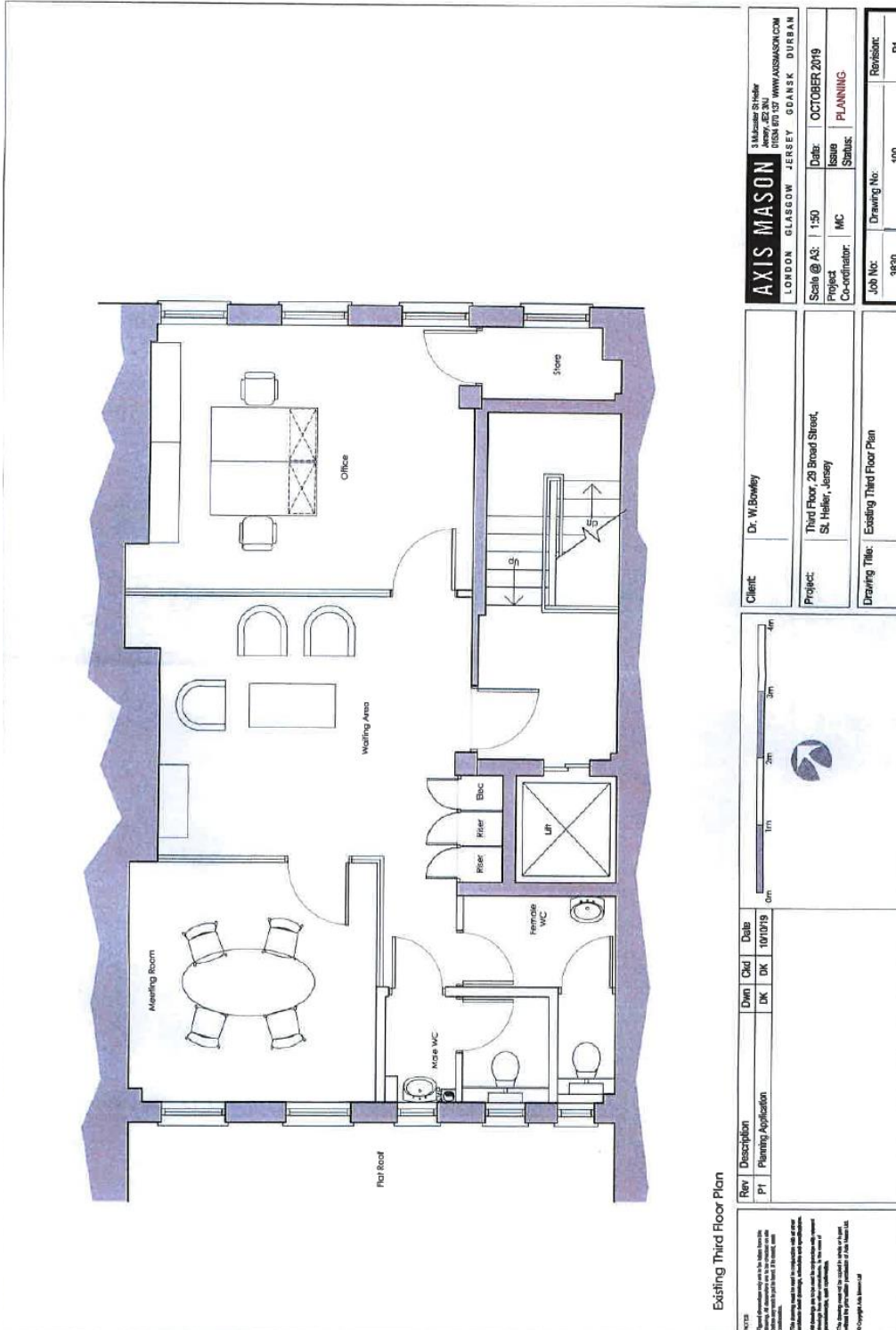
16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk

29 Broad Street St Helier, Jersey



<small>© 2022</small> These documents are to be used only for the project and site identified in the title block. No part of these documents may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.	Rev Description P1 Preliminary	Drawn Date LA MC 22/06/2022	Client: Sarre Aird Co Project: 2nd Floor, 29 Broad Street, St Helier, Jersey Drawing Title: Existing Floor Plan	AXIS MASON <small>St Helier House, Pelagos Street St Helier, Jersey, JE2 6QR 01534 888848 WWW.AXISMASON.COM LONDON GLASGOW JERSEY DUNDEE DUBLIN</small>	Scale @ A3: 1:100 Date: JUNE 2022 Project Co-ordinator: MC Issue Status: PRELIMINARY	Job No: 4426 Drawing No: 100 Revision: P1
	Project: 29 Broad Street, St Helier, Jersey Drawing Title: Existing Floor Plan	Job No: 4426 Drawing No: 100 Revision: P1				

29 Broad Street St Helier, Jersey



Existing Third Floor Plan

<small>NOTES</small> Please do not alter this drawing without the written consent of the architect. All dimensions are in millimetres unless otherwise stated. The architect is not responsible for any errors or omissions. All drawings are the property of the architect and shall remain their property. All drawings are the property of the architect and shall remain their property. All drawings are the property of the architect and shall remain their property.	Rev Description Drawn Checked Date P1 Planning Application DK DK 10/10/19	Client Dr. M. Bowley	AXIS MASON <small>3 Malabar St Helier Jersey JE2 3QR 01534 888848 WWW.AXISMASON.COM</small> LONDON GLASGOW JERSEY GDANSK DUBLIN
	Project Third Floor, 29 Broad Street, St. Helier, Jersey	Scale @ A3 1:50 Date OCTOBER 2019 Project Co-ordinator MC Issue Status PLANNING	Job No. 3880 Drawing No. 100 Revision: P1