

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

THIRD FLOOR OFFICES 24 HILL STREET ST HELIER



THIRD FLOOR – 874 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



24 HILL STREET ST HELIER

LOCATION

The offices are situated in a strong 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 Snow Hill. Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Le Gallais & Luce, Messrs Benest & Syvret, STM Plc, Preston Law, Richemont Group, Thomas and Dessain and Sodicic to name but a few.

The offices themselves are but a minute's walk from St Helier's principal pedestrian retailing precinct and 8/10 minutes' walk from Pier Road multi-storey car park.

We attach a location plan for ease of reference.

DESCRIPTION

The property benefits from the following amenities:

- Suspended ceilings with integral fluorescent lighting;
- Comfort cooling/comfort heating throughout;
- Perimeter trunking;
- Double glazing;
- Kitchenette;
- Lift access to all floors;
- Male & female WC facilities;
- Built in storage cupboards;
- Refurbished entrance and circulation areas.

ACCOMMODATION

The net internal area is as follows:

Third Floor Offices 874 sq.ft.

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TENURE

The premises are available late 2022 by way of an assignment of the existing lease expiring on 31 May 2027, at a passing rental of £20,590 per annum, based on repairing and insuring terms via a service charge, subject to a Jersey Cost of Living rent review on 1 June 2024.

The lease has the benefit of a lessee only break clause on 31 May 2024, subject to the giving of 1 year's written notice.

Alternatively, the landlord would be happy to consider a new longer lease if required.

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 sole agent:

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

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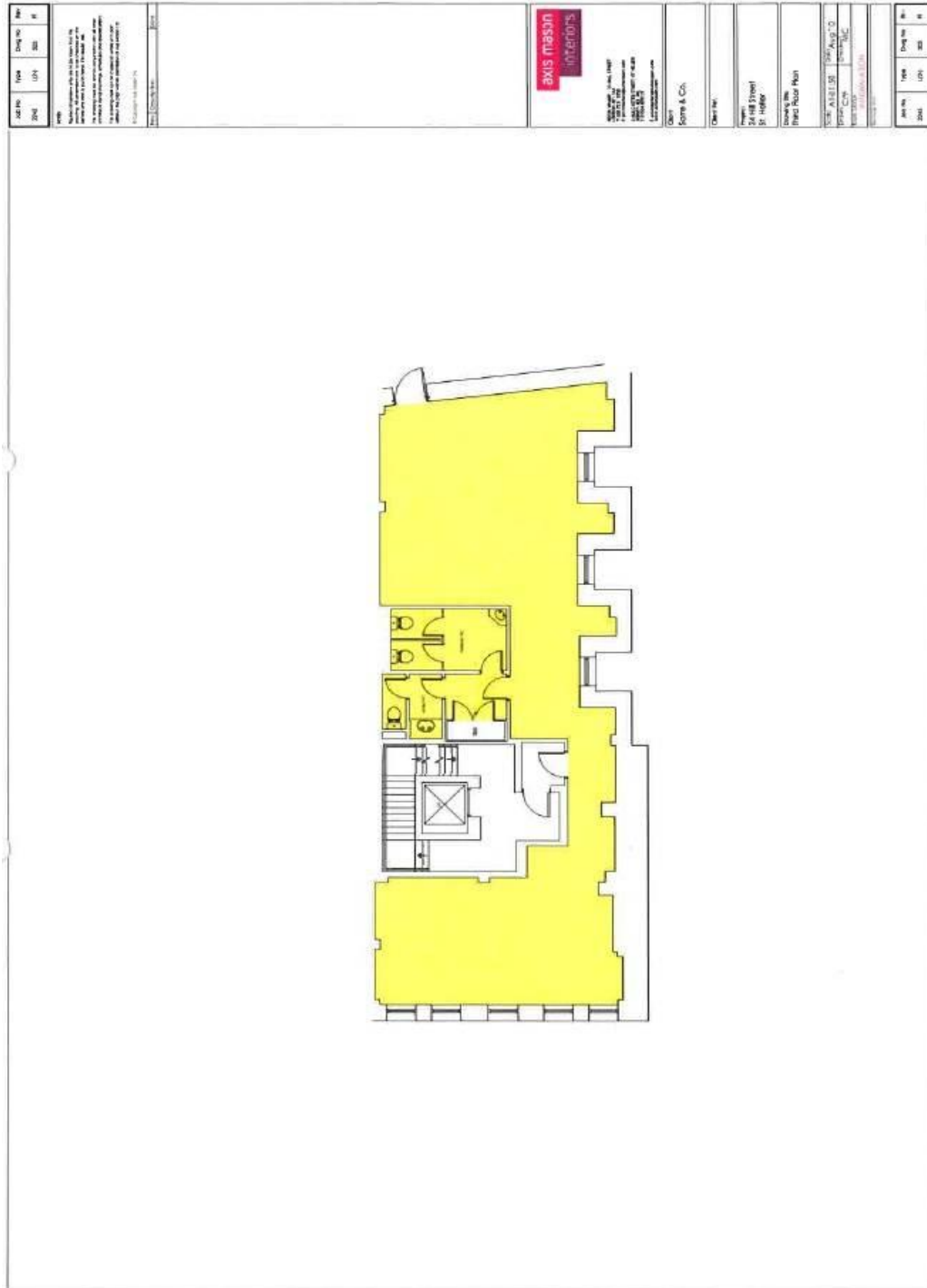
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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Address	From	To	Drawn by	Date
24 Hill Street	0/0	0/0	MS	11

This plan is a preliminary drawing and is not to be used for any other purpose without the written consent of the architect. It is the responsibility of the client to ensure that the plan is accurate and that all necessary permissions have been obtained. The architect does not accept any liability for any errors or omissions in this plan.

SARRE & CO
 architects
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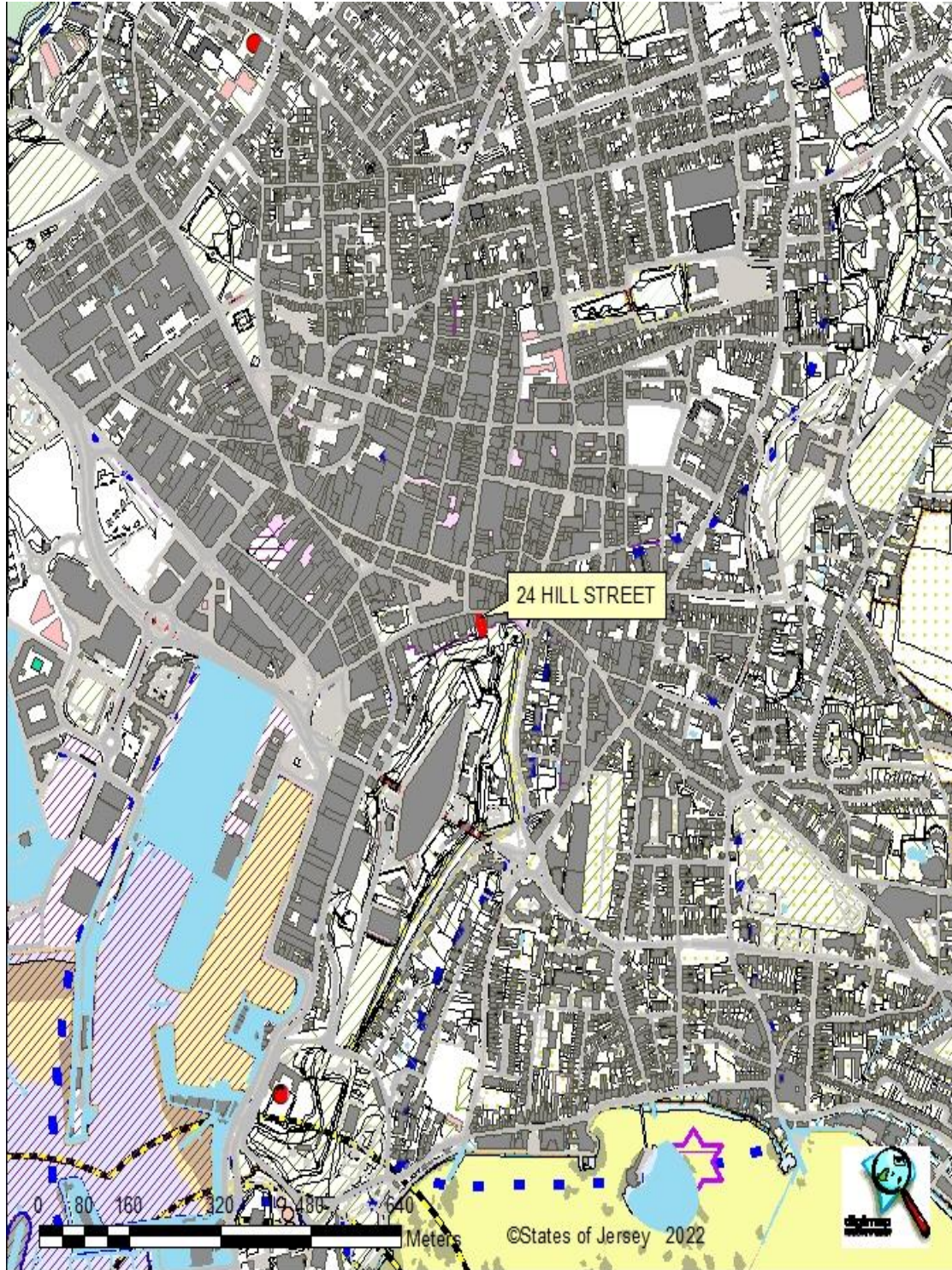
Client: Sarre & Co.
 Date: 11/11/11
 Project: 24 Hill Street
 St. Helier
 Drawing No: 1/01/01
 Title: Floor Plan
 Scale: 1/50
 Date: 11/11/11
 Drawn by: MS
 Checked by: MS
 Approved by: MS

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