

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## OFFICES TO LET PART FOURTH FLOOR CHANNEL HOUSE, GREEN STREET ST HELIER



**997 SQ.FT  
PLUS PARKING**

**TO LET**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# Channel House, Green Street St Helier

## LOCATION

The property is located within St Helier's Central Business District, being 5 minutes' walk from the principle pedestrianised precincts of Queen Street, King Street and Halkett Street.

More specifically, the property is situated on the Western side of Green Street opposite Green Street multi-storey car park.

Nearby occupiers include HSBC, Mourant & Co, Jersey Telecom, State Street and Merrill Lynch, to name but a few.

We attach a location plan for reference purposes.



**Principal Entrance**

## DESCRIPTION

Channel House is an impressive five storey office building, providing efficient open plan accommodation throughout, benefitting from private parking to the rear.

The offices form part of the fourth floor, on the South side.

# Channel House, Green Street St Helier

The premises benefit from the following amenities:-

- Suspended ceilings
- Comfort cooling and heating
- Lift access
- Perimeter trunking
- Impressive window frontage with excellent natural light provision
- Kitchenette
- Male and female WC facilities
- Private offices/boardroom capable of being divided into 3 offices
- Furniture available by negotiation

## ACCOMMODATION

The areas are to be remeasured in line with the International Property Measurement Standards (IPMS) now adopted by the Royal Institution of Chartered Surveyors.

Fourth Floor Offices – South	948 sq.ft NIA
Kitchen	49 sq.ft

In addition, there is 1 car parking space available in a private car park to the rear.



# Channel House, Green Street St Helier

## TENURE

The offices are available as a whole, on a new fully repairing and insuring style lease via a service charge for communal running costs, excluding structural repairs.

## RENTAL

The commencing rental equates to £23 per sq.ft for the offices and £3,000 per annum per car space, subject to three yearly rent reviews to Open Market Value.

## 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 sole agent:

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

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

**Tel: 01534 888848**

**Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

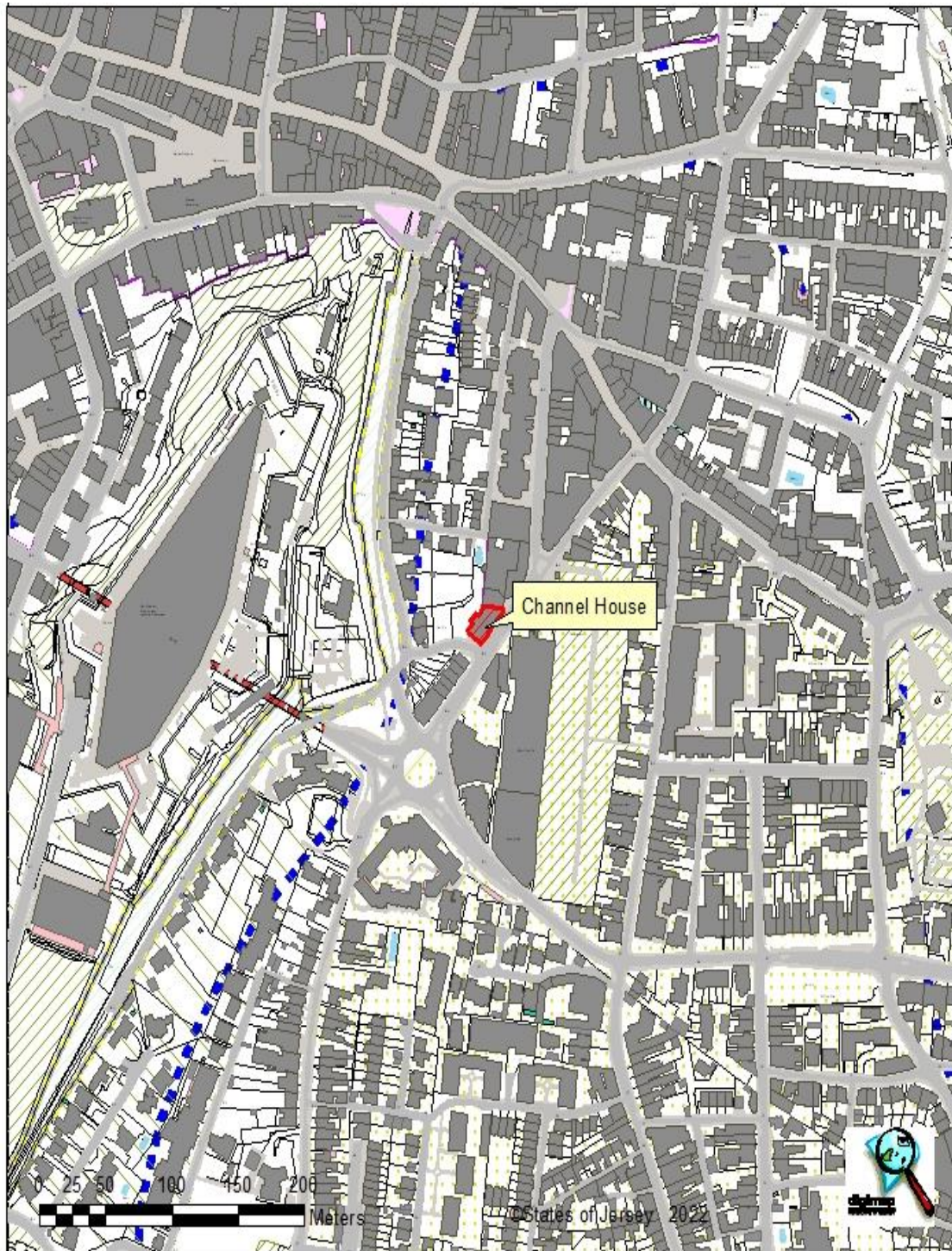
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)

# Channel House, Green Street St Helier



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)

# Channel House, Green Street St Helier

