

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FIRST FLOOR OFFICES CHANNEL HOUSE GREEN STREET ST HELIER



987 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 www.sarreandcompany.co.uk



First Floor Channel House Green Street, St Helier

LOCATION

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

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

We attach a location plan for reference purposes.

DESCRIPTION

Channel House is a five storey office building, providing efficient open plan accommodation throughout, benefitting from secure private parking to the rear. The available offices, situated at first floor level, are open [plan and benefit from the following amenities:-

- Impressive window frontage with excellent natural light provision
- Suspended ceilings with integral florescent grid lighting
- Comfort cooling and heating
- Lift access
- Perimeter trunking
- Unisex WC facility
- Kitchenette facilities
- Carpeted throughout
- Furniture available by negotiation



First Floor Channel House Green Street, St Helier

ACCOMMODATION

The approximate areas are as follows:-

First Floor South	Offices	950 sq.ft
	Kitchen	<u>37 sq.ft</u>
		987 sq.ft

In addition, there is one car space (space 17) available, if required.

TENURE

The offices are available on a new 9 year fully repairing and insuring style lease via a service charge to cover communal running costs, excluding structural repairs.

RENTAL

The commencing rental equates to £22.50 per sq.ft for the accommodation and £3,000 per annum for the car space, subject to 3 yearly rent reviews to Open Market Value.

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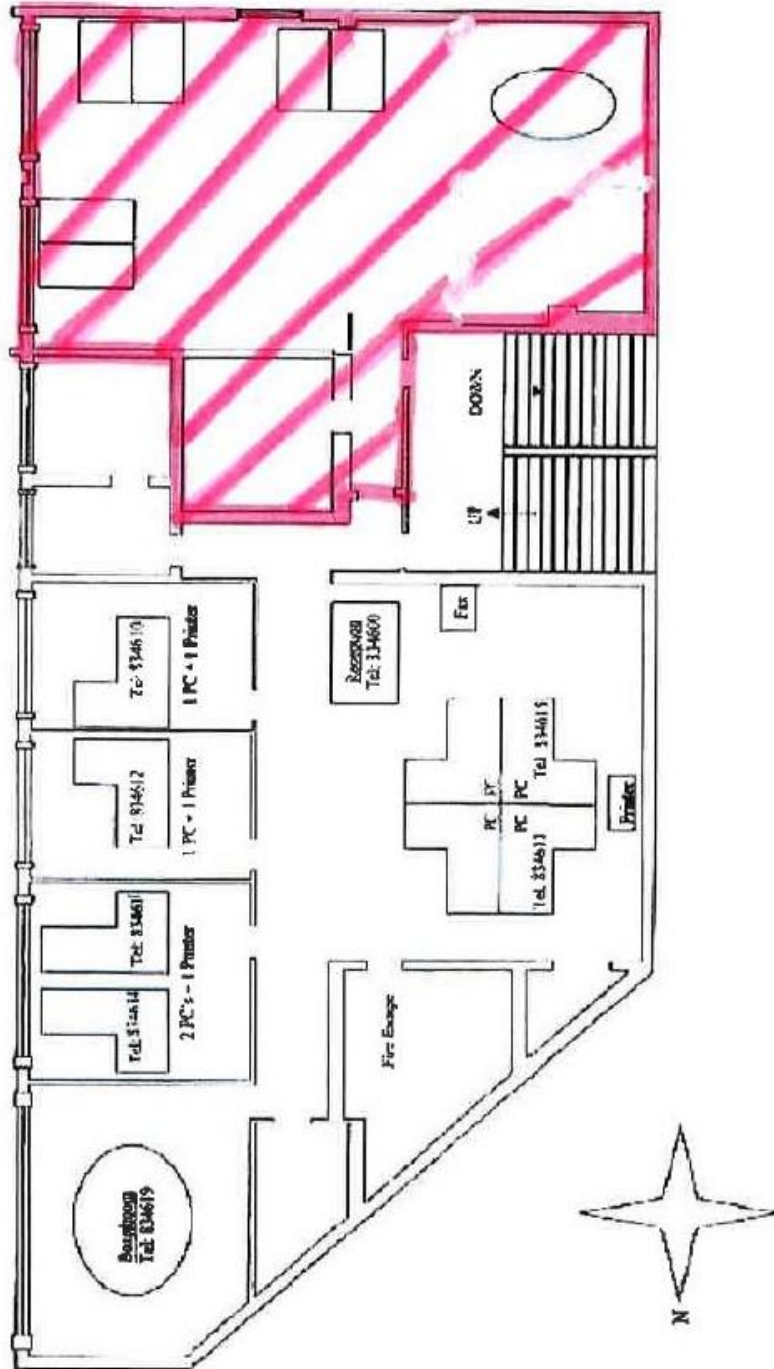
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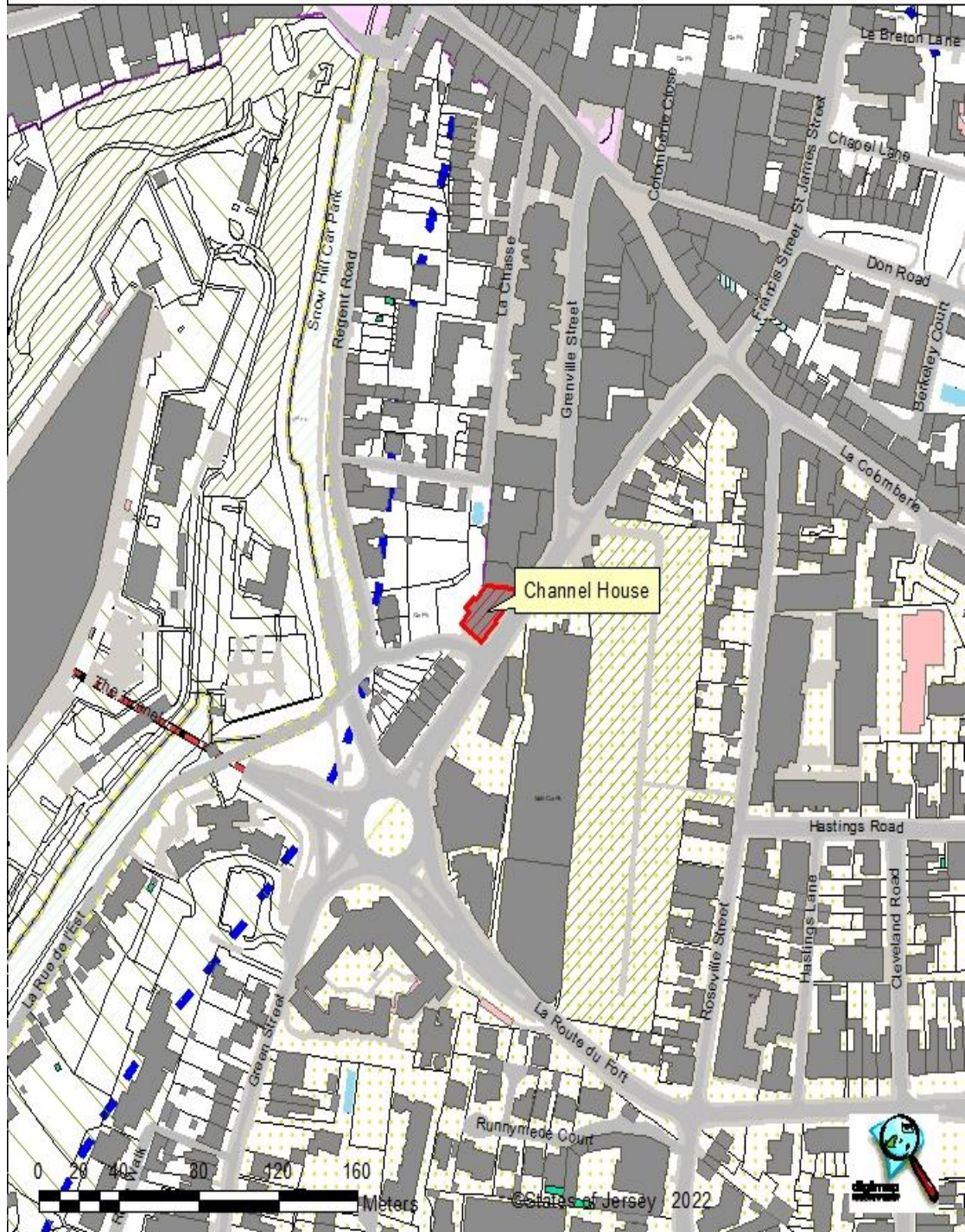
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

First Floor Channel House Green Street, St Helier

1st Floor, Channel House, Green Street



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