# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



## PRIME GROUND FLOOR OFFICE 2-10 LIBRARY PLACE ST HELIER JERSEY



1,700 SQ.FT.

TO LET BY WAY OF LEASE ASSIGNMENT





### **LOCATION**

The property is located in the heart of St Helier's Central Business District, forming part of the historic Legal and Banking Centre.

More specifically, the property principally fronts Library Place, but benefits also from a Vine Street frontage and generally occupying one of the most well-known and prime town centre positions.

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

### **DESCRIPTION**

The property is a purpose built four storey office building benefitting from a stunning façade.

The premises themselves consist of office accommodation on ground and three upper floors, with an element of basement and third floor storage.

The available offices form the ground floor and provide efficient open plan style accommodation on the ground floor, with a small element of basement storage. The unit benefits from a bespoke private entrance directly off Library Place.

The building underwent extensive refurbishment in 2015 and provides for the following amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Perimeter trunking;
- Open plan layout;
- Male and female WC facilities;
- Impressive entrance fovers:
- Excellent natural light provision.

### **ACCOMMODATION**

Ground Floor Offices 1,700 sq.ft. (155 sq.m.) Basement Store 227 sq.ft. (21.1 sq.m.)

### **TENURE**

The premises are available by way of an assignment of the existing fully repairing and insuring lease, via a service charge, which expires on 4<sup>th</sup> August 2024.

A new longer lease is available by negotiation.

### **PASSING RENTAL**

£56,697.62 per annum.

### **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.

### **VIEWING**

By contacting the vendor's sole agent:

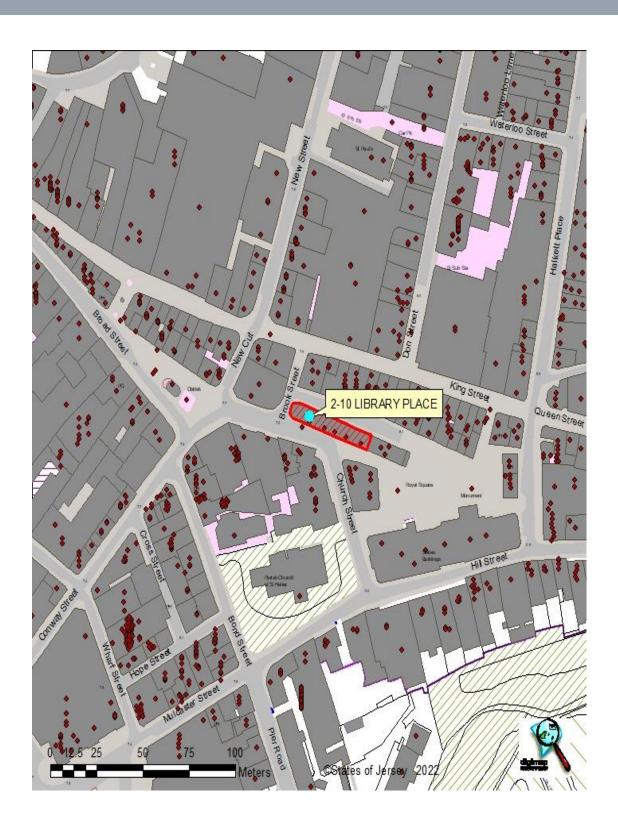
Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

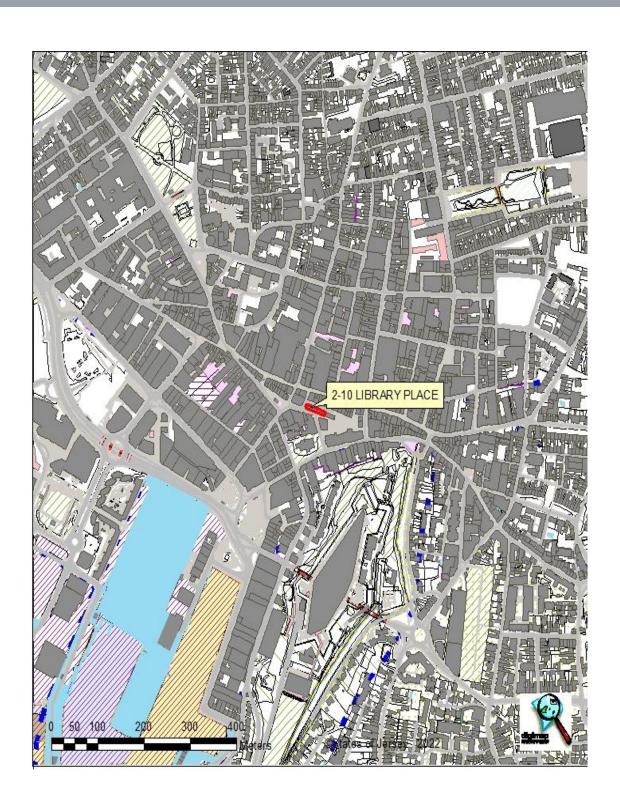
Sarre & Company 16 Gloucester Street St Helier Jersey JE2 3QR

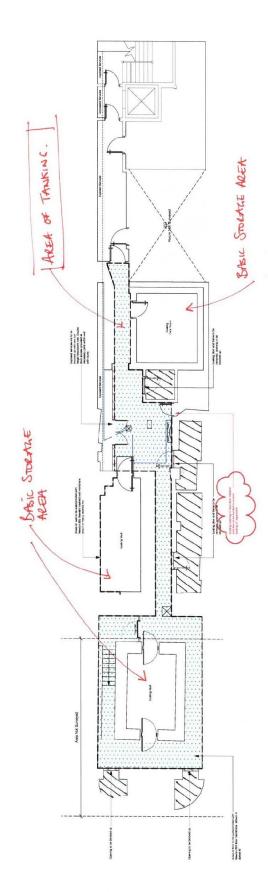
Tel: 01534 888848 Fax: 01534 888849

E-mail: <u>property@sarreandcompany.co.uk</u>
Website: <u>www.sarreandcompany.co.uk</u>

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







General Arrangement Plan Basement Plan - As Proposed Scale 1:75 @ A1 / 1:150 @ A3 /// EXISTING AREAS BLOCKED UP

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	23.04.14	TENDER ISSUE	SP	Highwe House				elliott
	09.10.14	Area of tanking to basement highlighted, blockwork walls indicated	SP	St. reier				design
	28.10.14	Existing JT equipment to be blocked off with door, door to be bunded	SP	Jez 4S. Jez 4S. Tel. (31 S.4) 630888 Train #9 inchd seughpartnerals p. com				partnersh
				Cloric Cano Ltd	Mar	Xewing title: Basem	Basement Plas - As Proposed	Scale: As Shown
				Project Title: 2-10 Library Place Date: Mar 2014 Drawing No.	Date: Mar 2014 Draw	Mg No. 550 L 27	L 27	Revision: C

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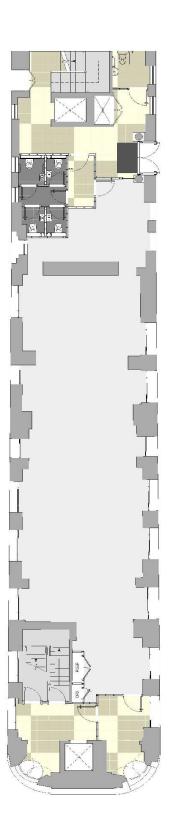
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# **GROUND FLOOR PLAN**

Single Building Split Floor Occupancy 4 Tennants 2-10 Library Place



Open Plan Office (N.I.A) Maximum Occupancy

162m2 / 1744 sq ft 27 Persons



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