

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

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



1,700 SQ.FT.

**TO LET BY WAY OF
LEASE ASSIGNMENT**

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



2-10 LIBRARY PLACE ST HELIER

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 foyers;
- Excellent natural light provision.

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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 4th 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.

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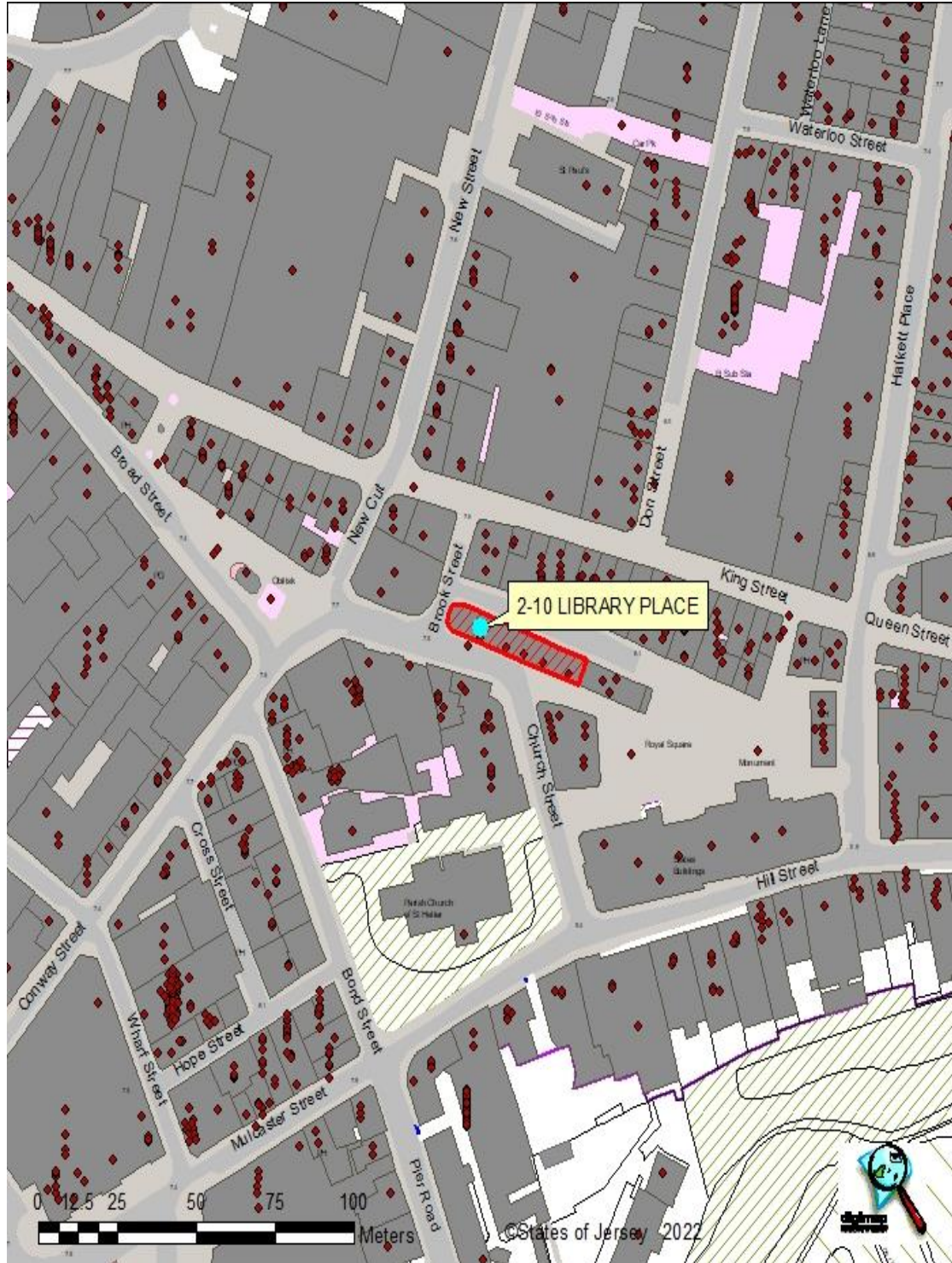
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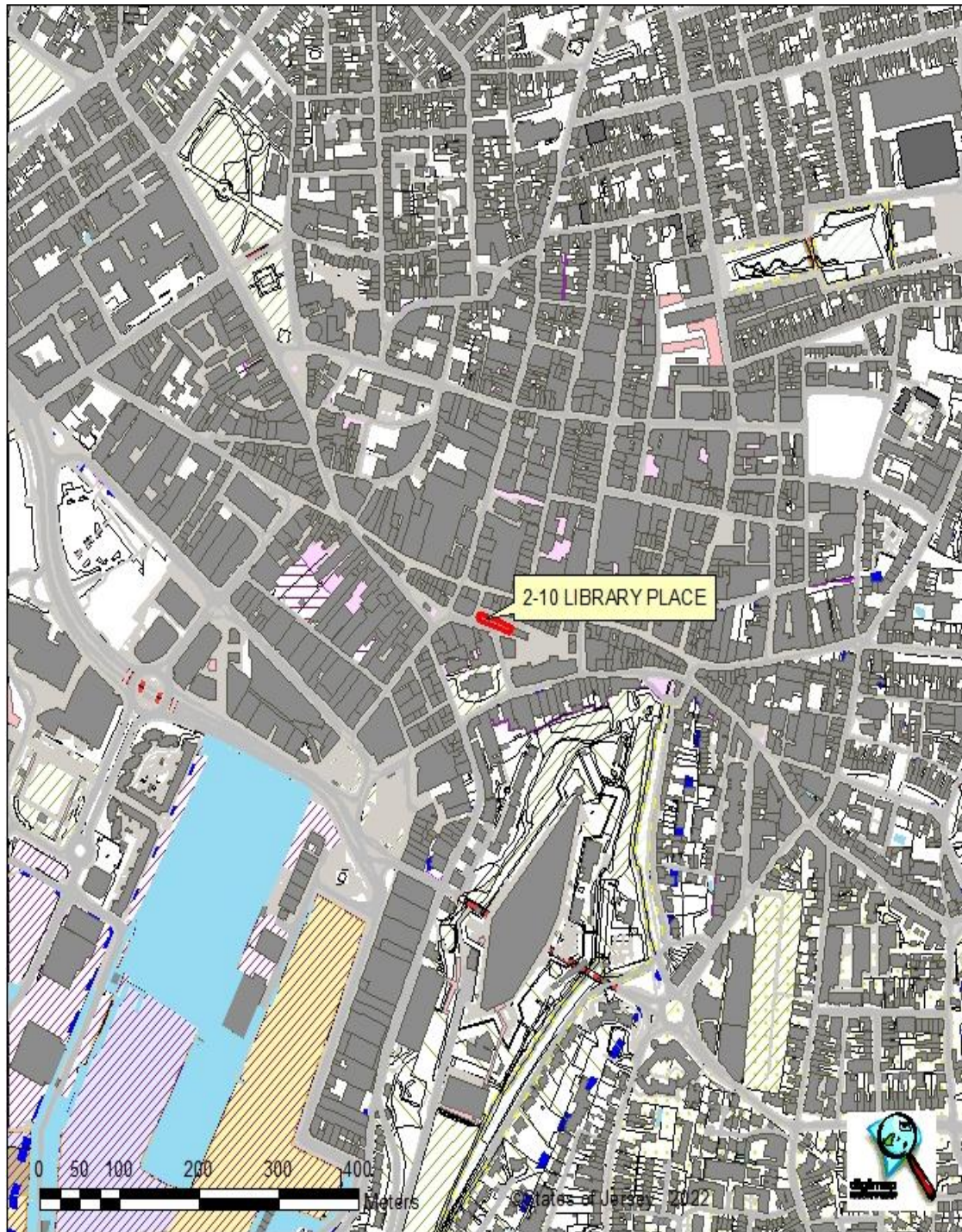
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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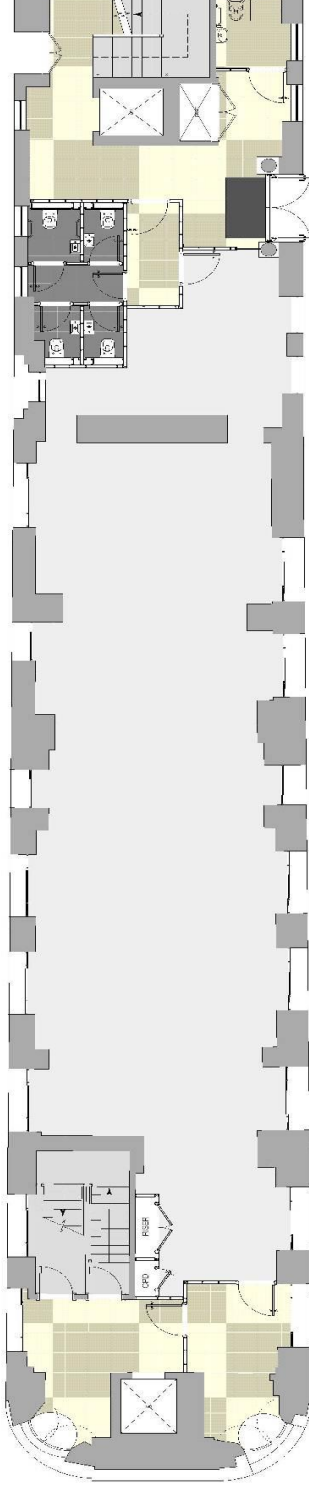
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2-10 Library Place

Single Building

Split Floor Occupancy

4 Tennants



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

162m² / 1744 sq ft
27 Persons