

COMMERCIAL PROPERTY OFFICE OPPRTUNITY



Sarre & Company
CHARTERED SURVEYORS

PROMINENT TOWN CENTRE OFFICES 8 HILL STREET ST HELIER



TO LET

**APPROXIMATELY
1,051 SQ.FT., 1,871 SQ.FT.,
UP TO 4,452 SQ.FT.**



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



8 HILL STREET ST HELIER

LOCATION

The offices are situated in a prime 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 Church Street.

We attach a location plan and site plan for ease of reference.

DESCRIPTION

The property provides for ground and six upper floors of office accommodation. Each floor is self-contained and metered separately. The floors benefit from the following amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- Perimeter trunking;
- New carpets throughout;
- Kitchenette facilities on each floor;
- Lift access to all floors.

There is a very pleasant communal garden area to the rear of the building. In addition to the above, the second floor benefits from a private rear terraced balcony area and the 6th floor also has a private balcony.

We attach floor plans for reference purposes.

ACCOMMODATION

The net internal areas of the available accommodation are as follows:

First Floor	1,871 sq.ft.
Second Floor	1,530 sq.ft.
Sixth Floor	<u>1,051 sq.ft.</u>
Total	4,452 sq.ft.

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TENURE

The premises are available as a whole or on a floor by floor basis, on new 9 year effective fully repairing and insuring style lease(s), by way of a fair proportional style service charge, subject to 3 yearly rent reviews to Jersey Cost of Living.

RENTAL

First Floor	£20 per sq.ft.
Second Floor	£22 per sq.ft.
Sixth Floor	£25 per sq.ft.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting either of the vendor's joint sole agents:

**Alistair M Sarre BSc MRICS,
Julian Roffe FRICS MCI Arb
Or Reece Sarre**

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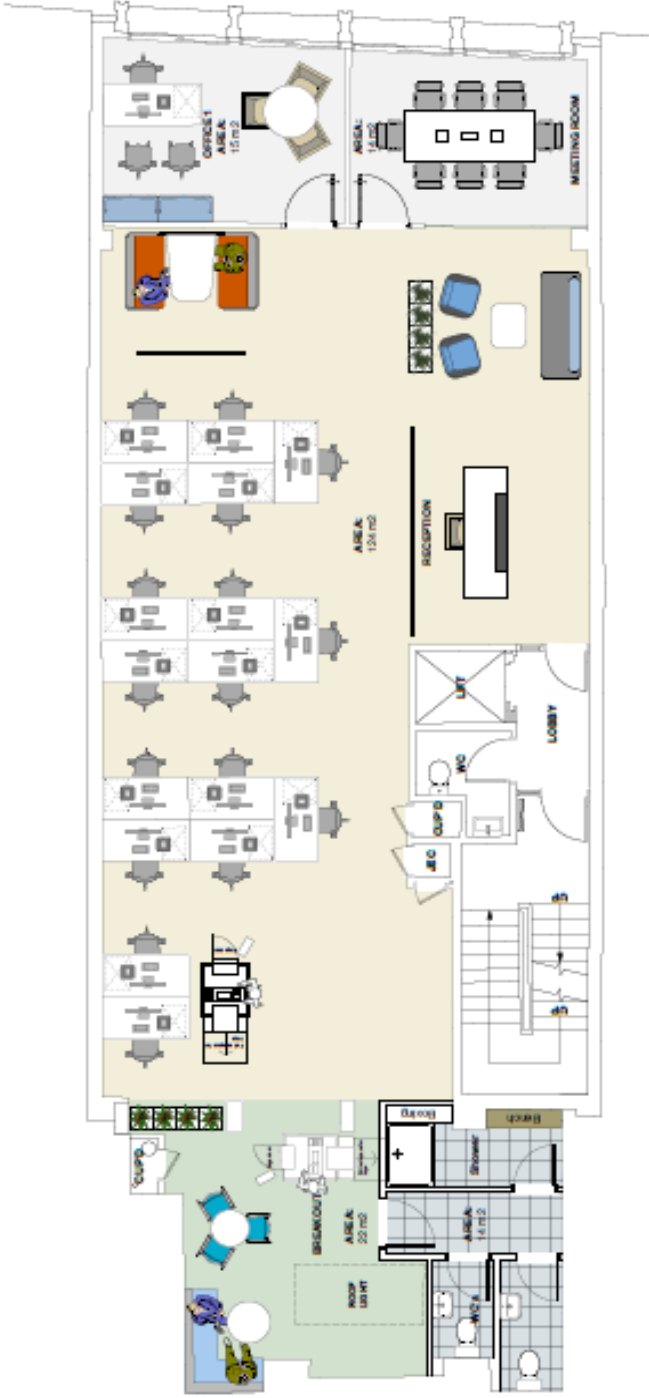
**Jonathan Quérée MRICS
Lucy Schooling MRICS**

**Quérée Property Consultants Ltd
The Office, Terre de Reve
Clos du Reve, La Rue de Samares
St Clement, Jersey, JE2 6LZ**

Tel: 07797 840008

**E-mail: jonathan@queree.je
Website: www.queree.je**

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



GENERAL ARRANGEMENT PLAN
 First Floor - GA - As Existing
 Scale 1:50 @ A1 / 1:100 @ A3

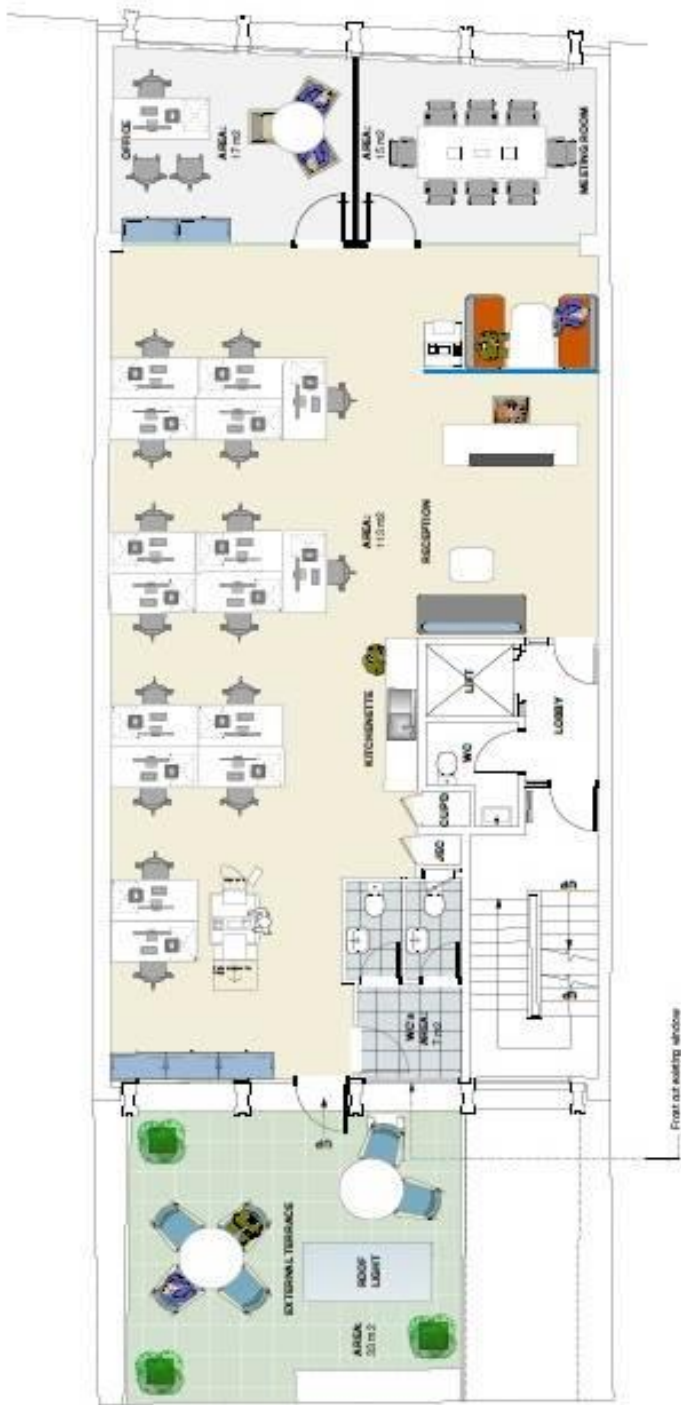


Check of dimensions on this 1:50 layout dependent on the scale used to be used any drawings to design prior to construction. It is noted that the architect has provided a design which is subject to change. The architect shall be responsible for any changes to the design. No liability shall be accepted for any errors or omissions in this drawing. The architect shall be responsible for any errors or omissions in this drawing. The architect shall be responsible for any errors or omissions in this drawing.

NOTE:
 Drawings to be read in conjunction with the strategic approved Sign Lines Specification. It is the architect's responsibility to ensure that both documents are obtained from the designer.

Revised	Scale	Drawn By	Checked By

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GENERAL ARRANGEMENT PLAN
Second Floor - GA - As Proposed
Scale 1:50 @ A1 / 1:100 @ A3



Client of documents and the Signer, understands and affirms that the contents of this drawing shall be used in conjunction with all other documents and drawings submitted in support of the same, and that the Signer shall be responsible for any errors or omissions in the drawings and any other documents and drawings submitted in support of the same, and shall be held liable for any such errors or omissions. The Signer also understands and affirms that the drawings and any other documents and drawings submitted in support of the same, shall be used in conjunction with all other documents and drawings submitted in support of the same, and that the Signer shall be responsible for any errors or omissions in the drawings and any other documents and drawings submitted in support of the same, and shall be held liable for any such errors or omissions.

NOTE:
Drawing to be used in conjunction with the stamped approved Site Layout Specification Document ref: 1004-000-02.
It is the contractor's responsibility to ensure that both documents are obtained from the designer.

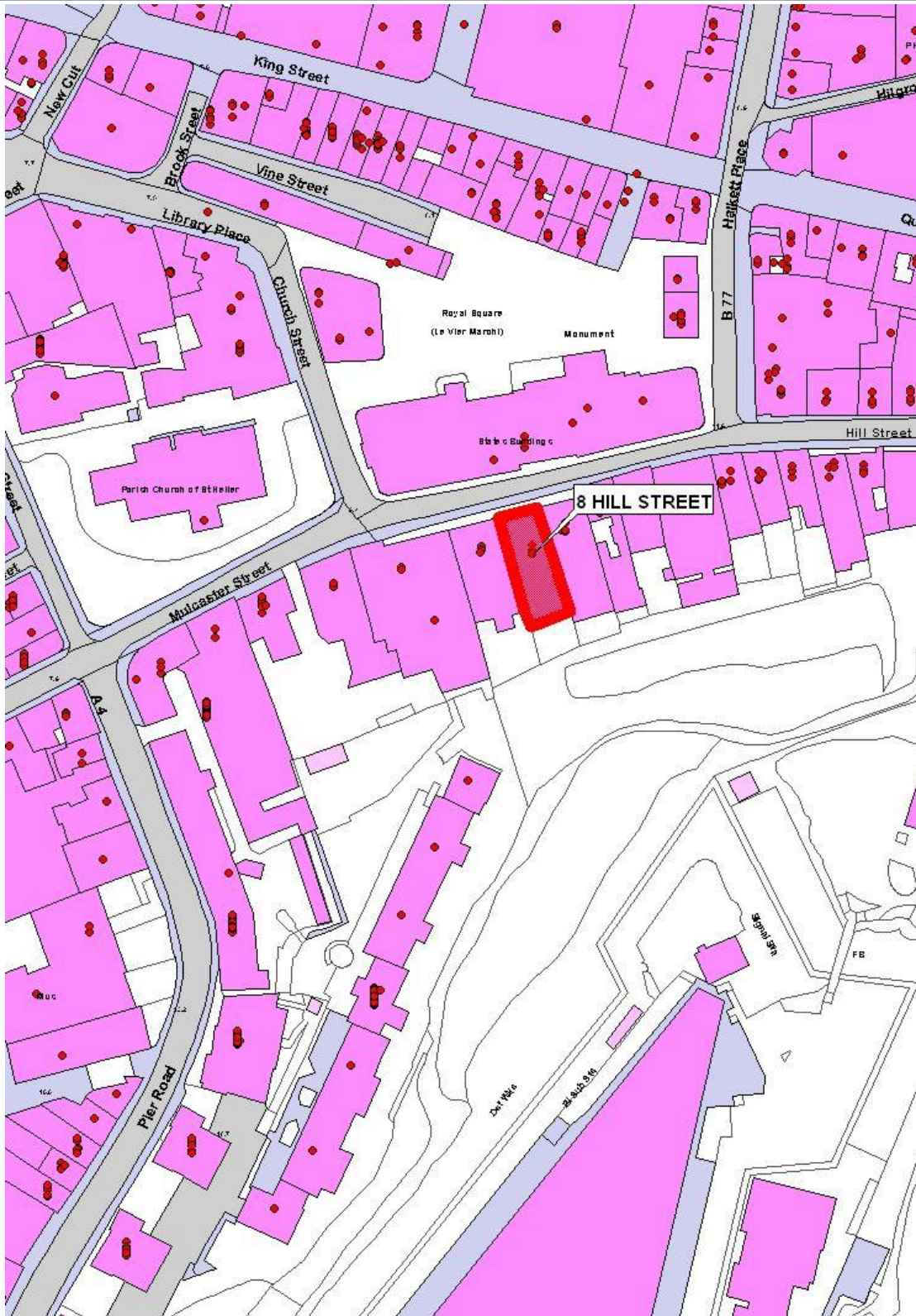
Not to scale

NO.	DATE	DESCRIPTION

Project No: 2024-1000
Scale: 1:50 @ A1 / 1:100 @ A3
Drawing No: 1004-000-02
Date: 2024-10-20

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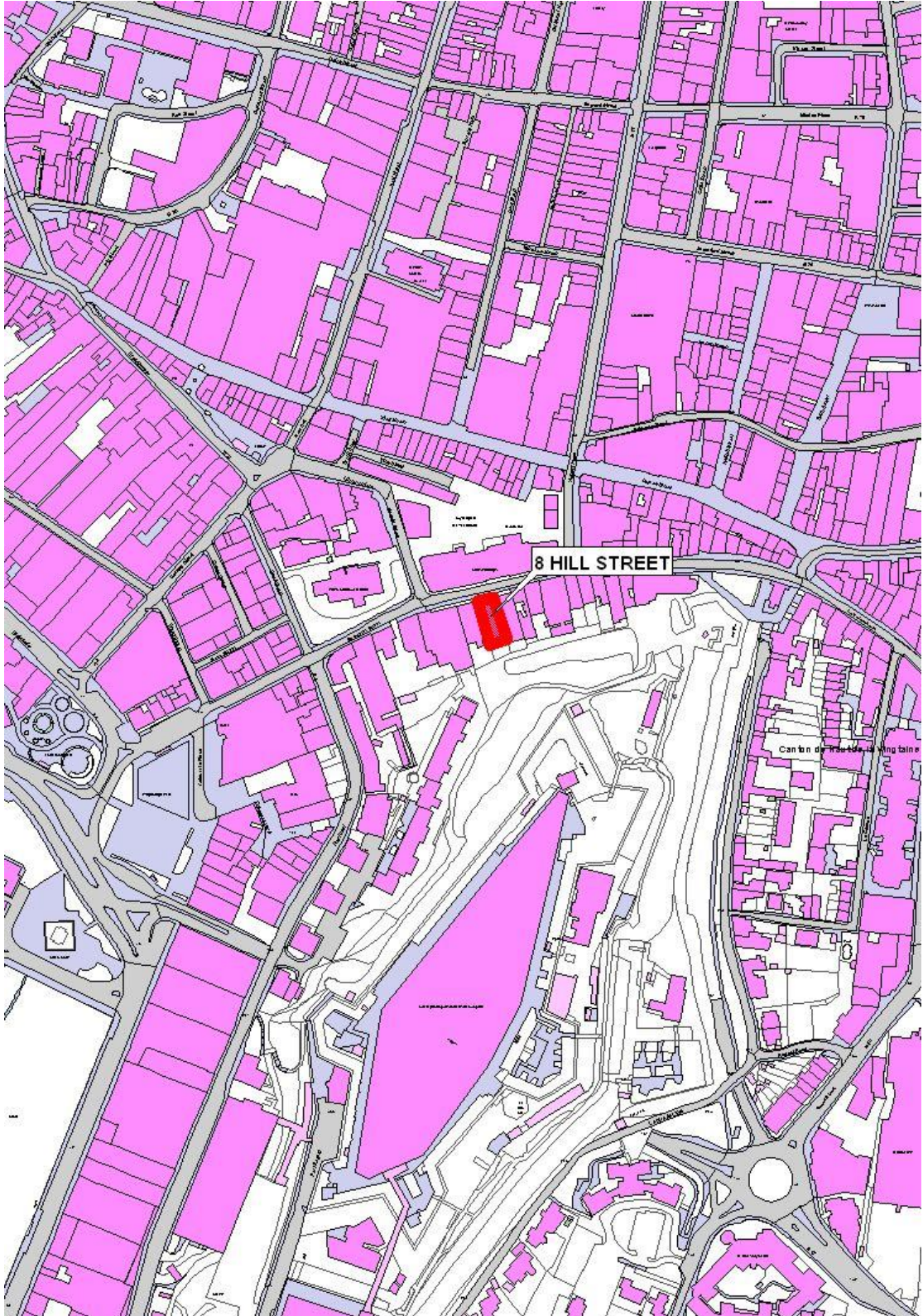


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