

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY FITTED OUT SECOND FLOOR OFFICES HILGROVE HOUSE HILGROVE STREET ST HELIER



**APPROXIMATELY 2,178 SQ.FT.
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



HILGROVE HOUSE, HILGROVE STREET, ST HELIER

LOCATION

Hilgrove House is located on Hilgrove Street, within the main Central Business District of St Helier. The property is adjacent to the central market and within close proximity to St Helier's main pedestrianised retailing precincts, namely King Street and Queen Street.

We attach a location plan for reference purposes.

DESCRIPTION

Hilgrove House is a purpose-built four storey office building approached by an attractive private courtyard.

The offices are situated at 2nd floor level and have been fitted out to a high specification, which consists of the following amenities:-

- Comfort cooling/comfort heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Perimeter computer trunking;
- Carpeted throughout;
- Blinds;
- Lift access;
- Male & female WC facilities;
- Kitchenette
- Excellent natural light provision;

In addition to the above, the current tenant has fitted out the unit to a high standard throughout to include a 10 person boardroom, a small meeting room, a new kitchenette facility, part office/training room, archive roller filing area, 2 glass partitioned offices and 14 work stations.

FIXTURES, FITTINGS AND FURNITURE

The unit is available fully fitted out, with desks, chairs, an archive roller system, blinds and various tenant fixtures and fittings.

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ACCOMMODATION

The approximate net internal area is 2,178 sq.ft.

TENURE

The premises are available immediately on a new 9 year repairing and insuring lease, with a service charge to cover the general running costs of the building only. Rent reviews are three yearly to Jersey Cost of Living.

RENTAL

Asking £22 per sq.ft.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

For more information, please contact either:

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

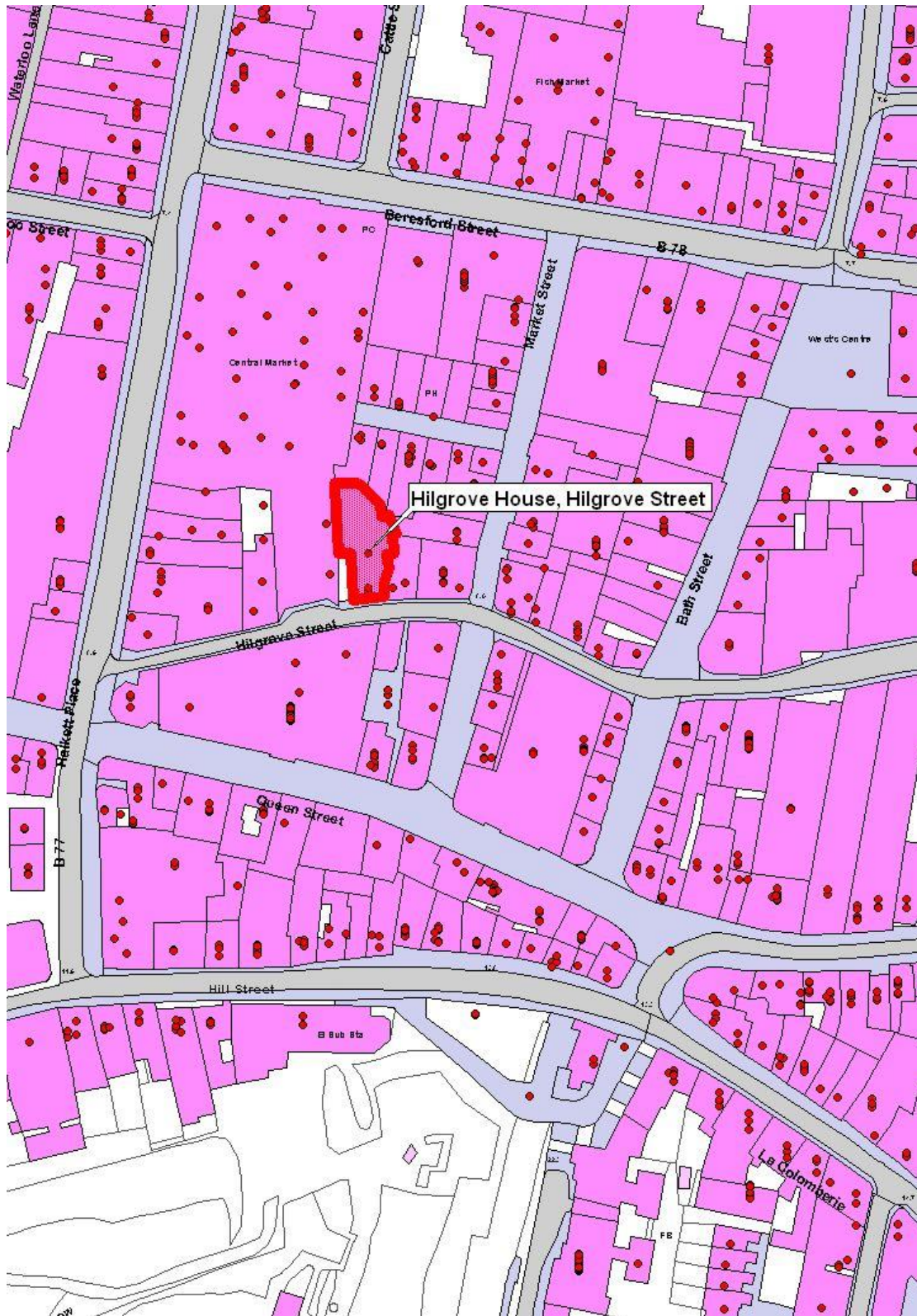
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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