

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY OUT OF TOWN OFFICES BEACHSIDE BUSINESS CENTRE LA RUE DU HOCQ ST CLEMENT



2,938 SQ.FT.

+ 4 CLEAR CAR SPACES

FOR SALE

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



Beachside Business Centre

La Rue du Hocq, St Clement

LOCATION

The property is located in a mixed-use area approximately 2 ½ miles East of St Helier Town Centre, in the Parish of St Clement.

More specifically, the premises are situated at the Southern end of La Rue du Hocq, directly behind the La Hocq Inn and opposite the St Clement's Parish Hall Public Car Park.

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

DESCRIPTION

The property comprises a 3 storey purpose built self-contained office building fronting La Rue du Hocq, benefitting from the following modern day specification throughout.

- Part suspended ceilings with integral fluorescent lighting;
- Part solid ceilings with fluorescent strip lighting;
- Kitchenette facility;
- Male and female WC facilities;
- Central heating;
- Perimeter trunking;
- Storage area;
- Excellent natural light.

ACCOMMODATION

The Net Internal Floor Areas have been measured in accordance with the RICS Code of Measuring Practice to be as follows:

Ground Floor Offices	766 sq.ft.
Ground Floor Server Room	49 sq.ft.
First Floor Offices	828 sq.ft.
First Floor Kitchen	20 sq.ft.
Mezzanine Offices	550 sq.ft.
Second Floor Offices	<u>725 sq.ft.</u>
Total	2,938 sq.ft.

Exterior Small Store	14 sq.ft.
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PARKING

4 dedicated clear car spaces and use of 2 communal visitor spaces.



Rear Elevation

TENURE

The premises are available for sale freehold with vacant possession.

Alternatively, the premises are available to let on a new 9 year fully repairing and insuring lease, or longer by negotiation.

RENTAL/ASKING PRICE

Asking price for freehold interest £900,000

Rental Price

On application

Beachside Business Centre La Rue du Hocq, St Clement

OCCUPATION

Immediately on completion of legal formalities.

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 or
Julian Roffe FRICS MCI Arb**

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

Tel: 01534 888848

**Email: alistair@sarreandcompany.co.uk
julian@sarreandcompany.co.uk**

Website: www.sarreandcompany.co.uk

**Guy Gothard FRICS or
Michael Caro BSc (Hons)**

**CG Commercial
3rd Floor, 6 Broad Street
St Helier
Jersey
JE2 3RR**

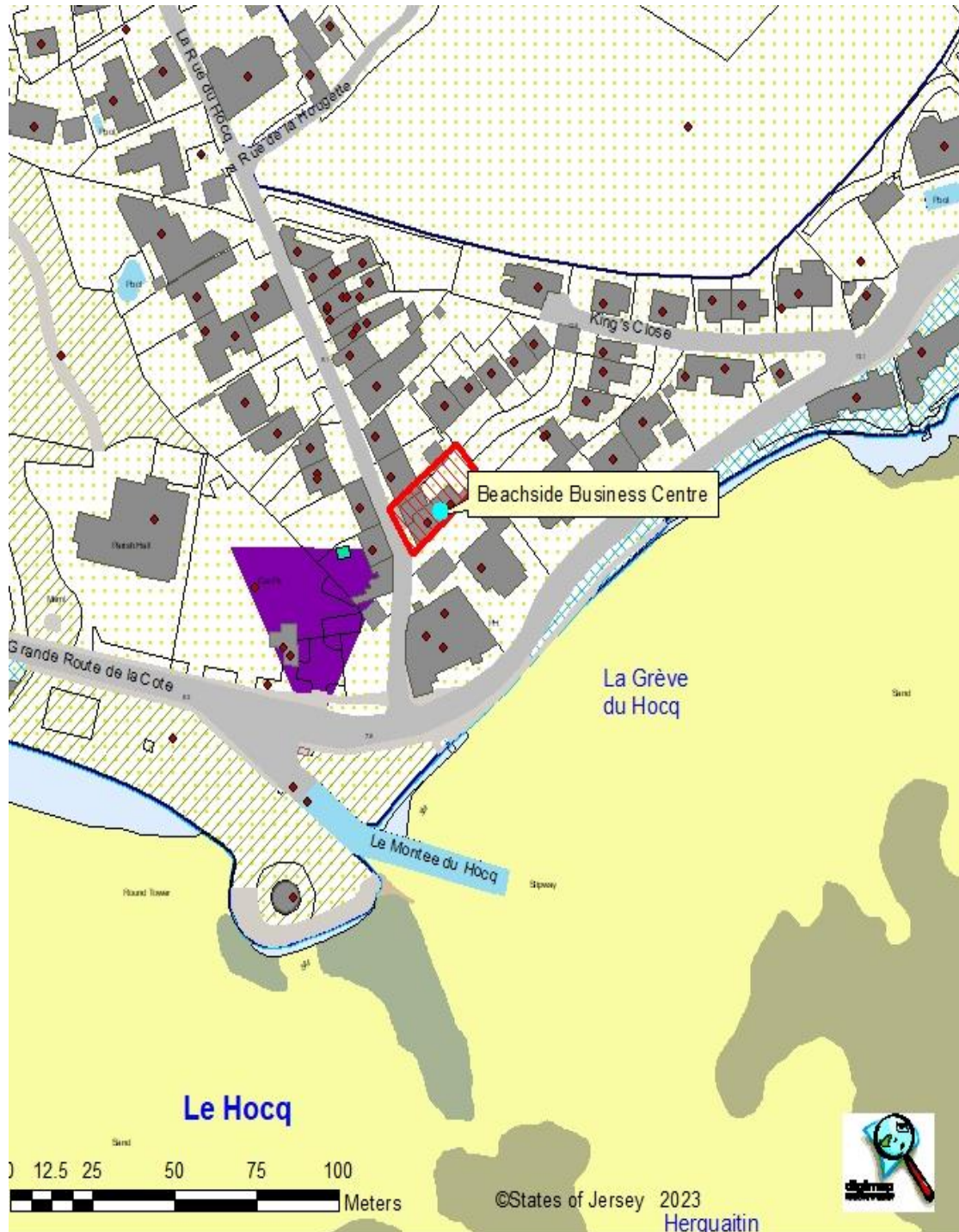
Tel: 01534 874141

**Email: guy.gothard@cgcommercial.je
michael.caro@cgcommercial.je**

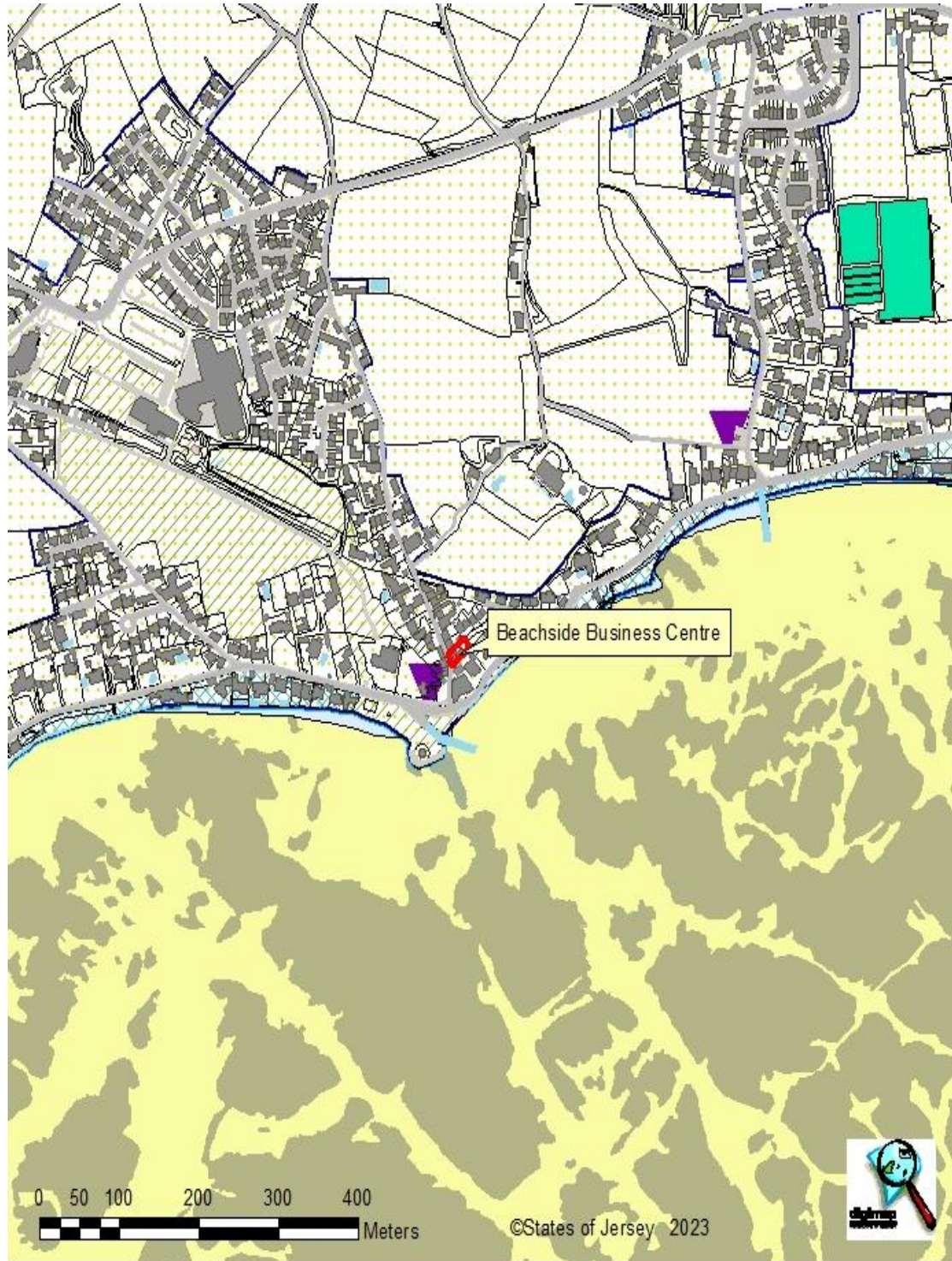
Website: www.cgcommercial.je

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

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