

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OFFICES TO LET LA RONDE DEVONSHIRE PLACE ST HELIER



2,170 SQ.FT.

+ 5 PARKING SPACES

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



La Ronde

Devonshire Place, St Helier

LOCATION

The property is situated in the heart of St Helier's Central Business District, being but a short walk from the Finance Centre and St Helier's principal pedestrianised retailing precinct, namely King Street.

More specifically, the property is situated in Devonshire Place and we attach a location plan and site plan for reference purposes.

DESCRIPTION

The offices form part of a purpose built office building and provide efficient open plan accommodation, excellent natural light and generally benefit from the following amenities:

- Suspended ceilings with integral lighting;
- Comfort cooling/comfort heating;
- Painted and plastered walls;
- Double glazing;
- Carpeted throughout;
- Perimeter trunking;
- Male & female WC facilities;
- Kitchen;
- Shower facility.

ACCOMMODATION

The approximate Net Internal Area is:

First Floor Offices 2,170 sq.ft.

Parking A total of 5 parking spaces are available with the suite of offices, being 4 garage spaces and 1 open air space.

TENURE

The accommodation is available by way of a new 9 year internal repairing style lease, subject to 3 yearly Jersey Cost of Living increases.

A service charge will be levied on the tenant to cover a fair proportion of the costs relating to building insurance, foncier rates and a general management charge.

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RENTAL

Offices	£17 per sq.ft.
Garage Parking	£2,950 per annum per space
Open Air Space	£2,750 per annum

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company
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Jersey
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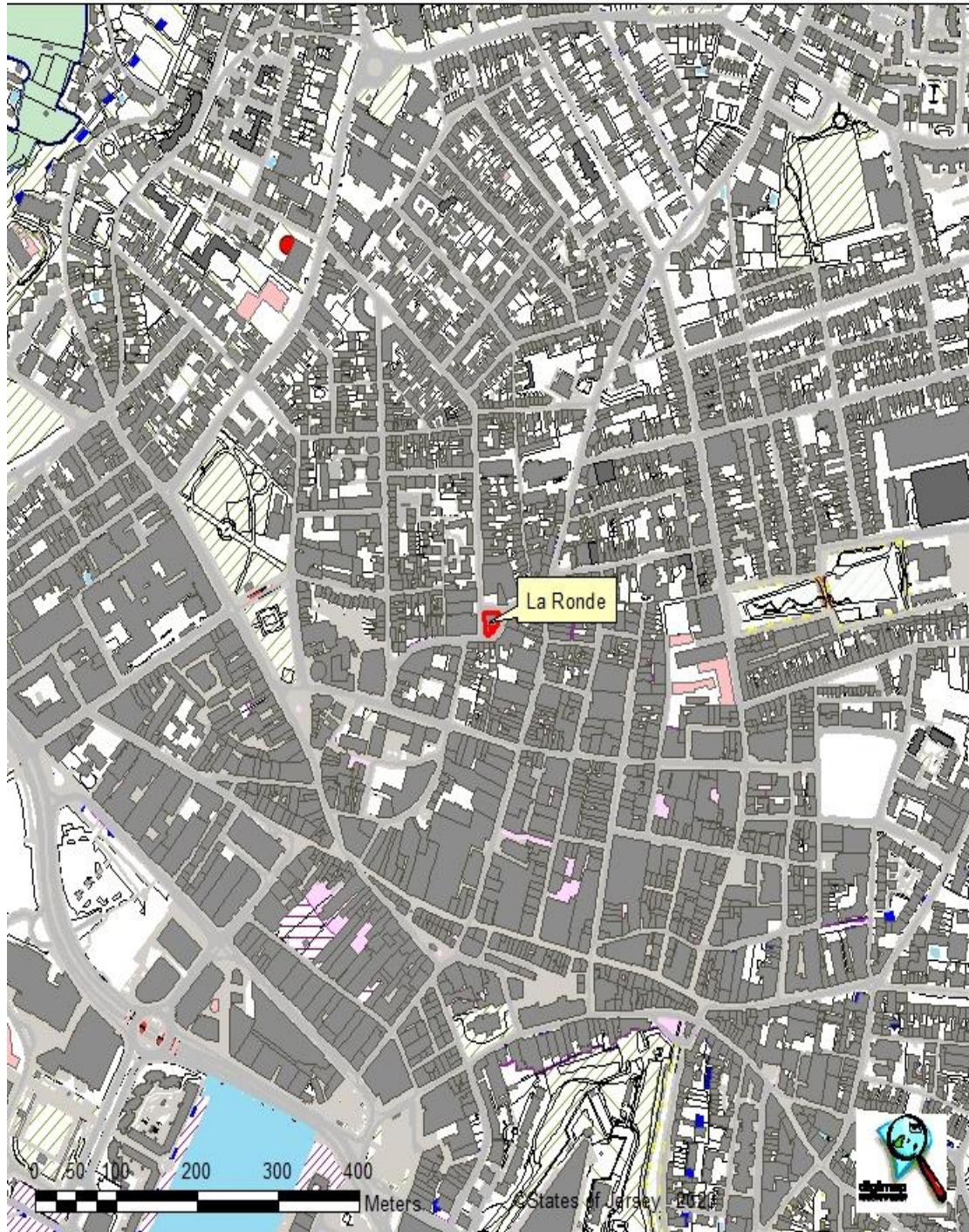
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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