

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## THIRD FLOOR OFFICES HILGROVE HOUSE HILGROVE STREET ST HELIER



**APPROXIMATELY 633 SQ.FT.  
TO LET**



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# 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 3<sup>rd</sup> floor level and benefit from the following amenities:

- Suspended ceilings;
- Integral LED lighting;
- Perimeter trunking;
- Blinds;
- Lift access;
- WC facility;
- Kitchenette
- Excellent natural light provision;
- A small store.

## **ACCOMMODATION**

The approximate net internal area is 633 sq.ft.

## **TENURE**

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

# HILGROVE HOUSE, HILGROVE STREET, ST HELIER

## **RENTAL**

Asking £12,750 per annum.

## **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**

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

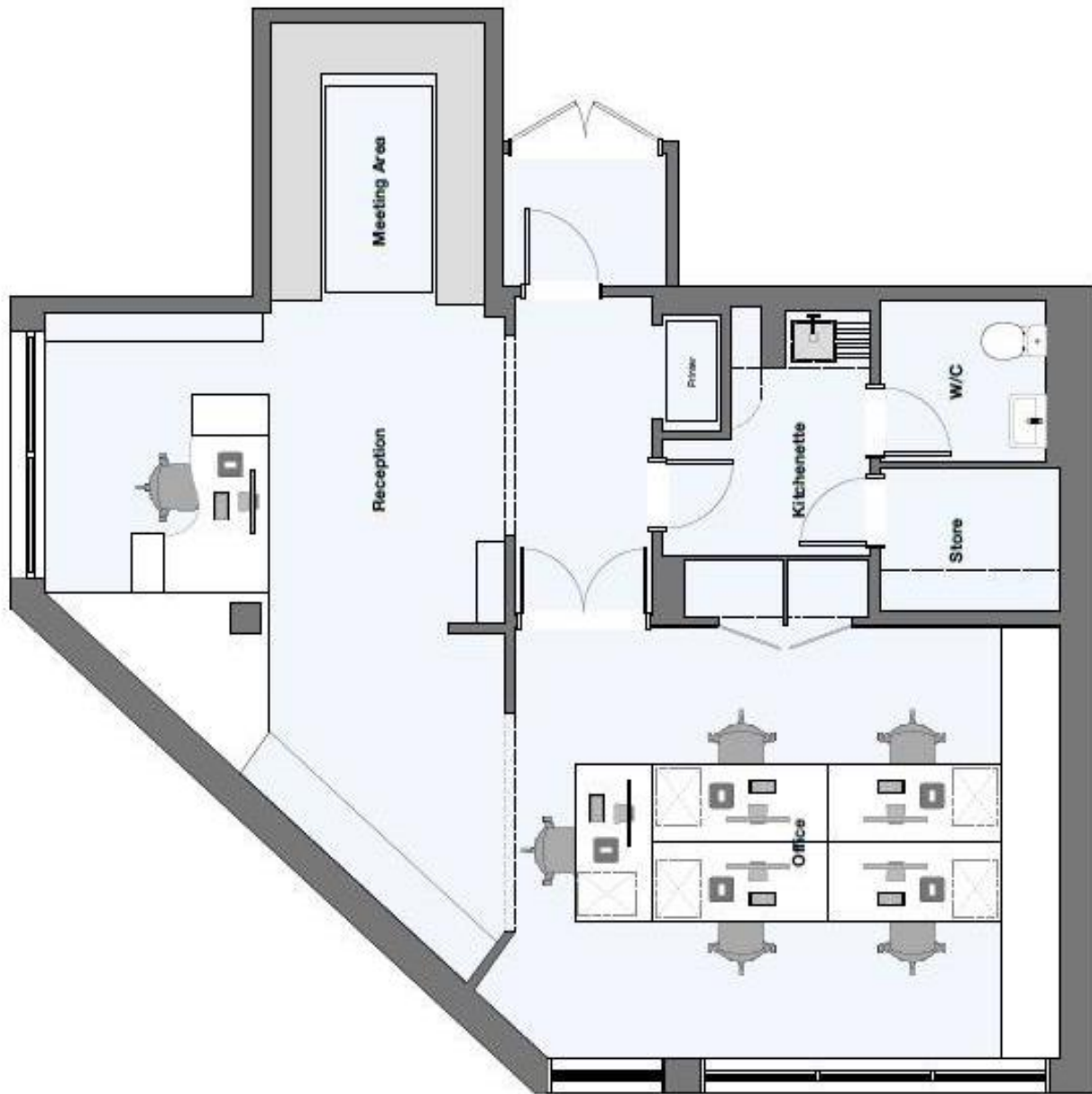
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

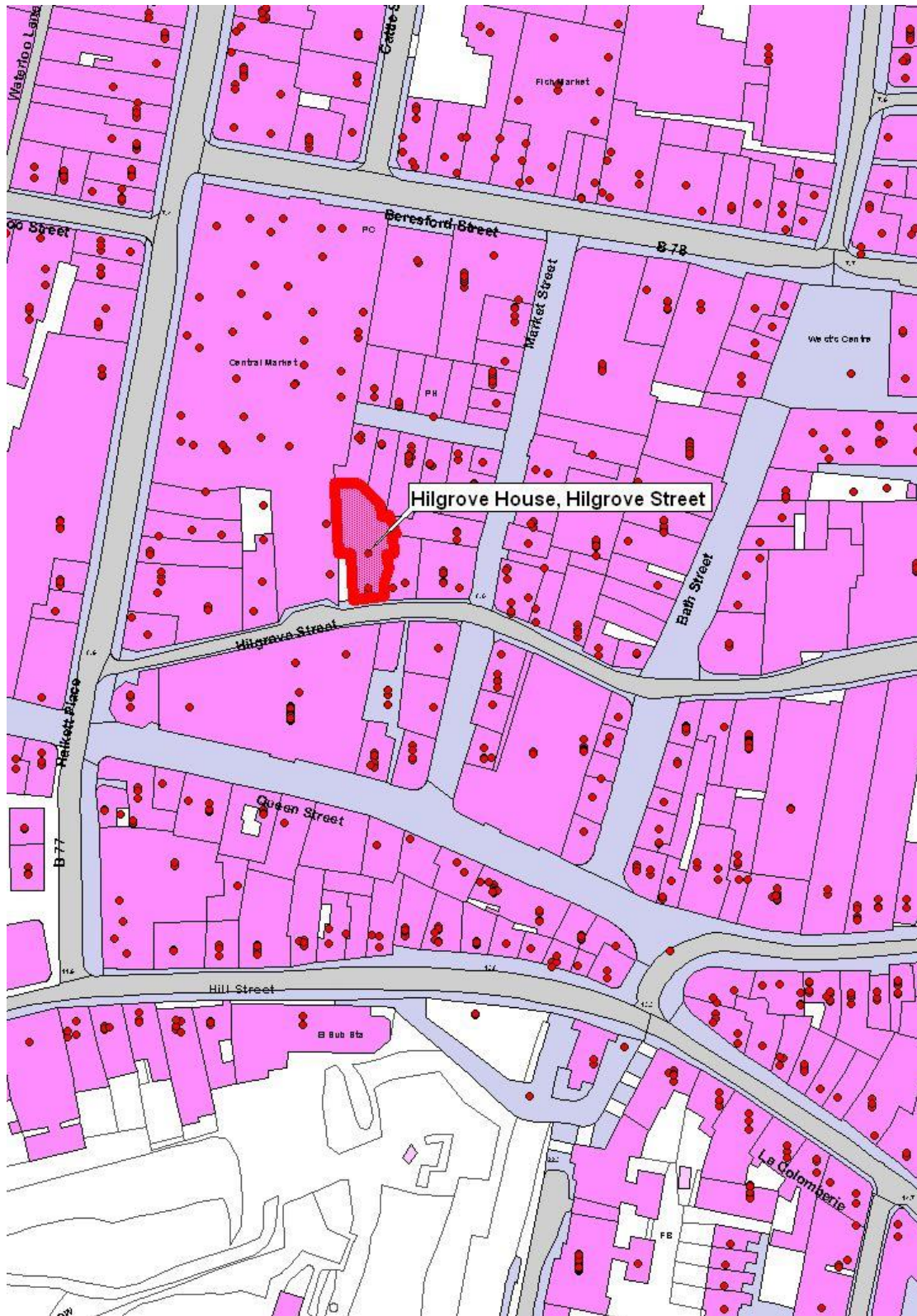
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