

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SECOND FLOOR OFFICES CHANNEL HOUSE GREEN STREET ST HELIER



**992 SQ.FT.
PLUS ONE PARKING SPACE
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



Second Floor Channel House

Green Street, St Helier

LOCATION

The property is located within St Helier's Central Business District, being five minutes' walk from the pedestrianised precincts of Queen Street and King Street. More specifically, the property is situated on the Western side of Green Street opposite Green Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

Channel House is a five storey purpose built office building, providing efficient open plan accommodation throughout, benefitting from secure private parking to the rear. The available offices are situated at second floor level, are open plan and benefit from the following amenities:

- Impressive window frontage with excellent natural light provision
- Suspended ceilings with integral florescent lighting
- Comfort cooling and heating
- Lift access
- Perimeter trunking
- Kitchenette facilities
- Carpeted throughout

ACCOMMODATION

The approximate areas are as follows:

Second Floor South	Offices	944 sq.ft.
	Kitchen	<u>48 sq.ft.</u>
		992 sq.ft.

In addition, there is one car space available, if required.

TENURE

The offices are currently held on a repairing and insuring style lease via a service charge to cover the running costs to expire on 5 August 2024.

The existing lease is available for assignment, however, a new lease is also available direct with the landlord at the current passing rental for a duration of up to 9 years.

Second Floor Channel House Green Street, St Helier

RENTAL

Passing Rental £25,408 per annum.

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the vendor's sole agent:

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

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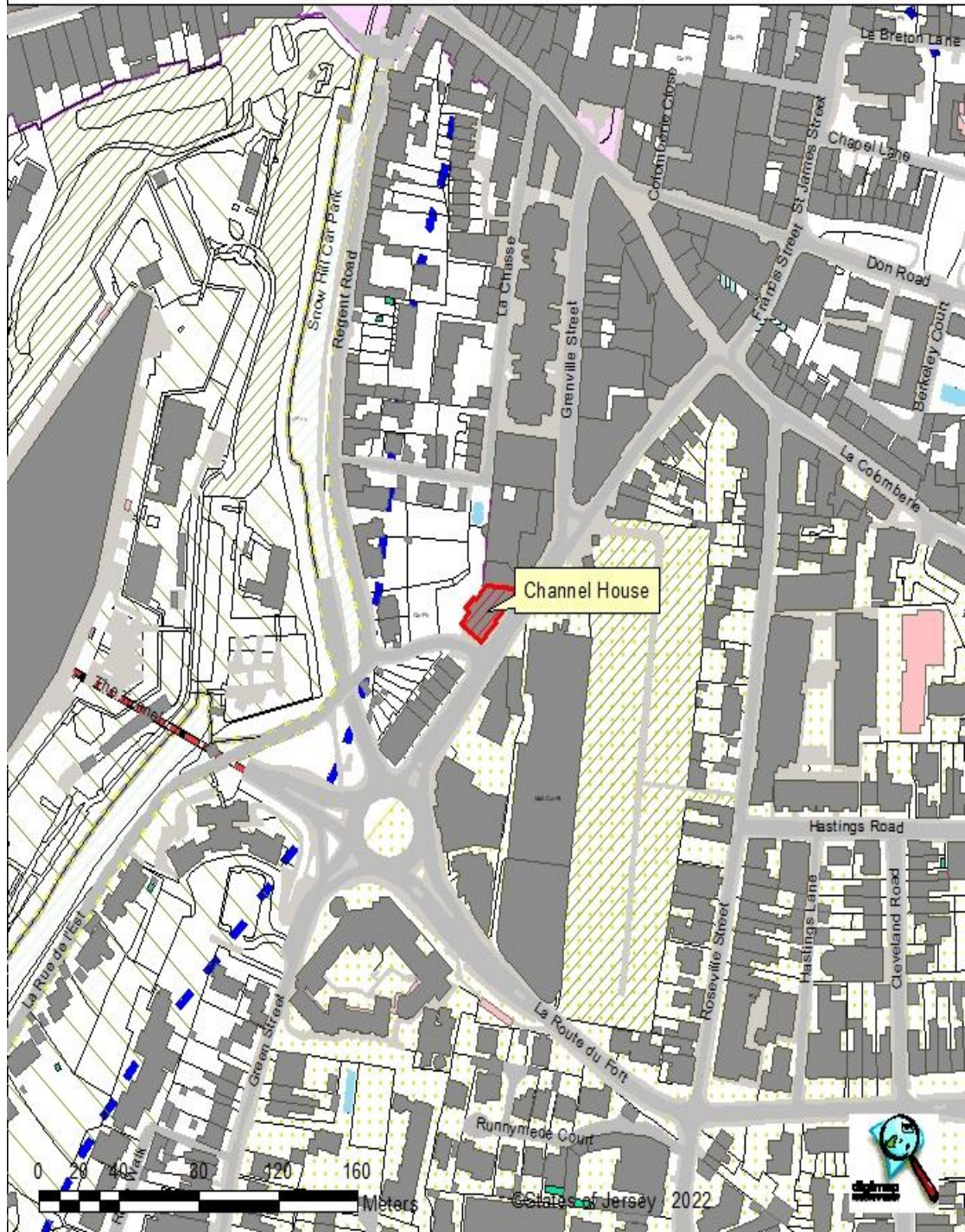
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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