

# COMMERCIAL PROPERTY OFFICES TO LET



**Sarre & Company**  
CHARTERED SURVEYORS

## **CHARLES HOUSE CHARLES STREET ST HELIER, JERSEY**



**SECOND FLOOR – 2,075 SQ.FT.**

**AVAILABLE ON FLEXIBLE  
TERMS**

**TO LET**

# CHARLES HOUSE, CHARLES STREET, ST HELIER

## LOCATION

The property is located on the corner of Charles Street and Bath Street, which provides one of the main arterial routes into St Helier town centre. The offices themselves are situated centrally within Charles House.

We attach a location plan for reference purposes.

## DESCRIPTION

The available offices form part of the second floor of this purpose built office block and are provided with the following general amenities:

- Suspended ceilings with inset fluorescent lighting;
- Comfort cooling and heating;
- Open plan areas, with private offices/ boardroom facilities;
- Carpeted throughout;
- Lift access;
- Shared WC facilities;
- Kitchen and storage facilities.

## ACCOMMODATION

The approximate Net Internal Area is as follows:

Second Floor	2,075 sq.ft.
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## TENURE

The offices are available for up to 9 years, on effectively fully repairing and insuring terms by way of a service charge contribution, with three yearly rent reviews in line with the percentage increase in the Jersey Retail Price Index.

The tenant, however, shall not be responsible for any structural repair or capital replacement of the air conditioning or lift.

# CHARLES HOUSE, CHARLES STREET, ST HELIER

## **OCCUPATION**

Immediately on completion of legal formalities.

## **RENTAL**

Asking £17.50 per sq.ft, negotiable subject to terms.

## **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  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

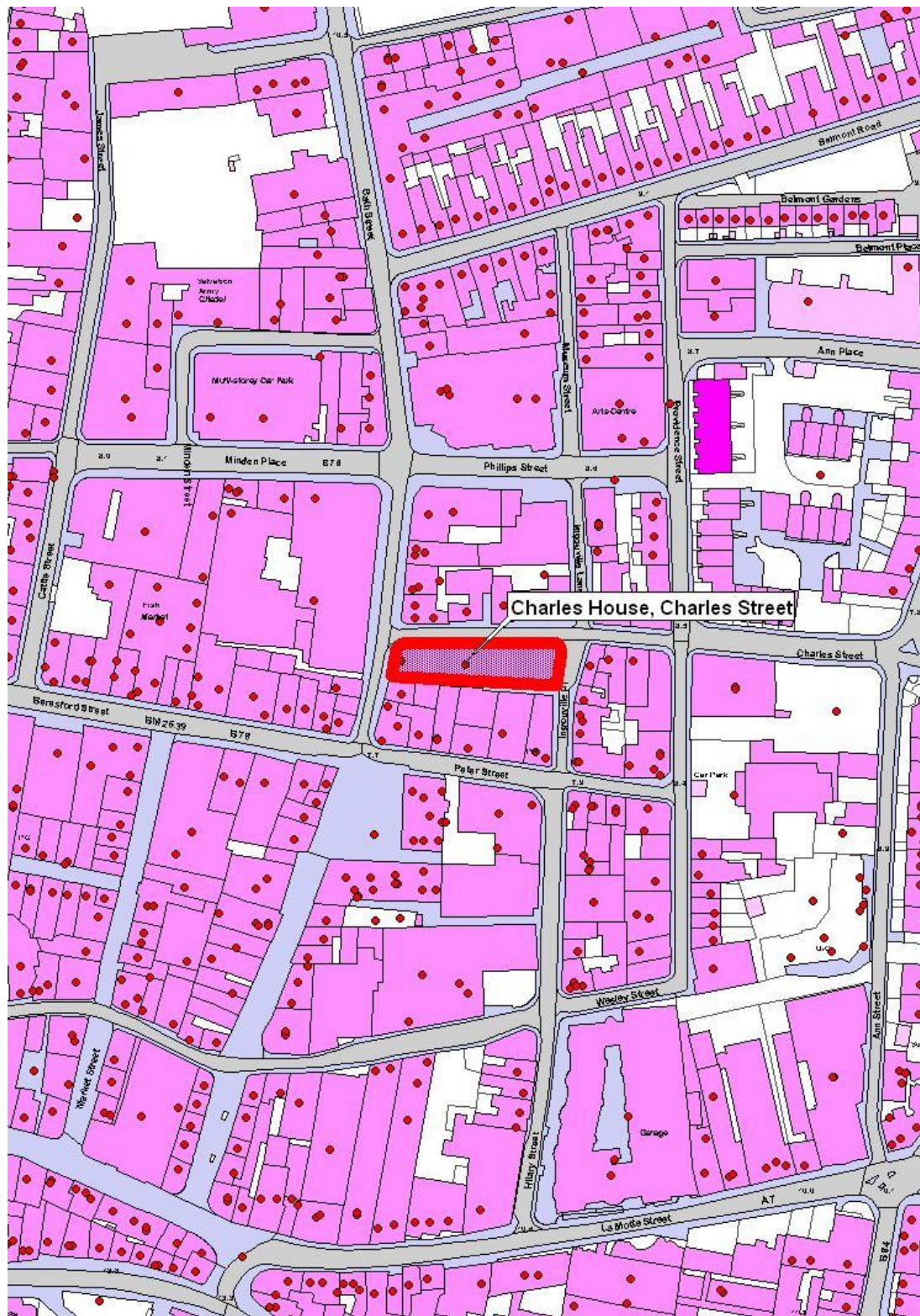
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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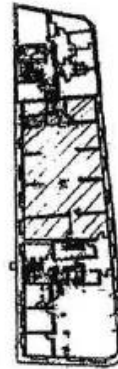
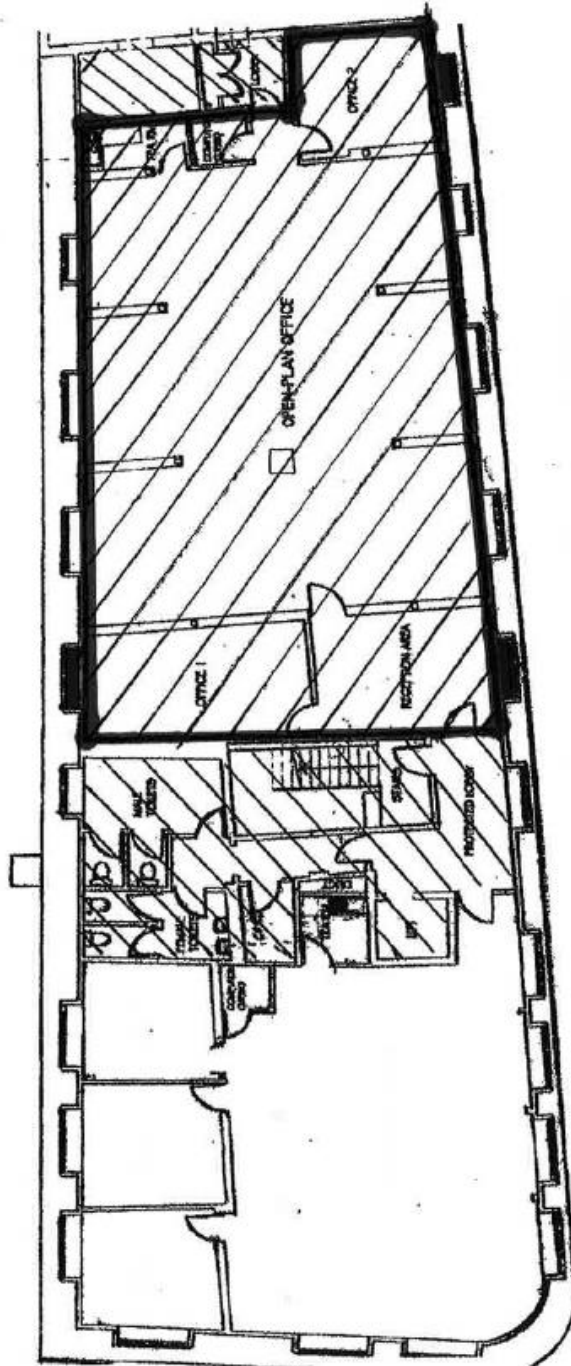


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