

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY GROUND FLOOR OFFICES TO LET UNIT 2, MILLAIS HOUSE CASTLE QUAY THE WATERFRONT ST HELIER



**APPROXIMATELY 2,366 SQ.FT.**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# Unit 2 Millais House Castle Quay, St Helier

## LOCATION

The property is located on St Helier's Waterfront, fronting directly onto Elizabeth Marina.

The property forms part of the Castle Quay development consisting of ground floor commercial units with high quality apartments above.

This location benefits from being just a 10-minute walk from St Helier's town Centre, close to numerous amenities including the Marinas, the Ferry Terminal, the Bus Station, Fitness First, the Cinema and the Aqua splash.

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



**West Facing View**

# Unit 2 Millais House Castle Quay, St Helier

## **DESCRIPTION**

The premises consist of an efficient ground floor office suite fronting Elizabeth Marina.

The premises are being rebuilt internally to provide efficient open plan offices with the following specification:

- Suspended ceilings;
- LED lighting;
- Comfort cooling and comfort heating;
- Male and female WC facilities;
- Kitchenette;
- Enclosed summer terrace;
- Views over Elizabeth Marina.

We attach floor plans showing two different layouts, for reference purposes.

## **ACCOMMODATION**

The approximate Net Internal Area is as follows:

Ground Floor Offices      2,366 sq.ft.

## **TENURE**

The property is being offered on a new internal repairing and insuring 9 year lease and will be subject to 3 yearly Jersey Cost of Living rent reviews.

The lessee will be responsible for a fair proportion of the overall building service charge applicable to Unit 2.

## **RENTAL**

Offices                      £37.50 per sq.ft.

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## **OCCUPATION**

Upon completion of legal formalities and the lessor Cat A works.

## **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, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

**Sarre & Company  
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St Helier  
Jersey  
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**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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NO.	DATE	BY	REVISION
1	08/27/2025	MM	ISSUE FOR PERMIT

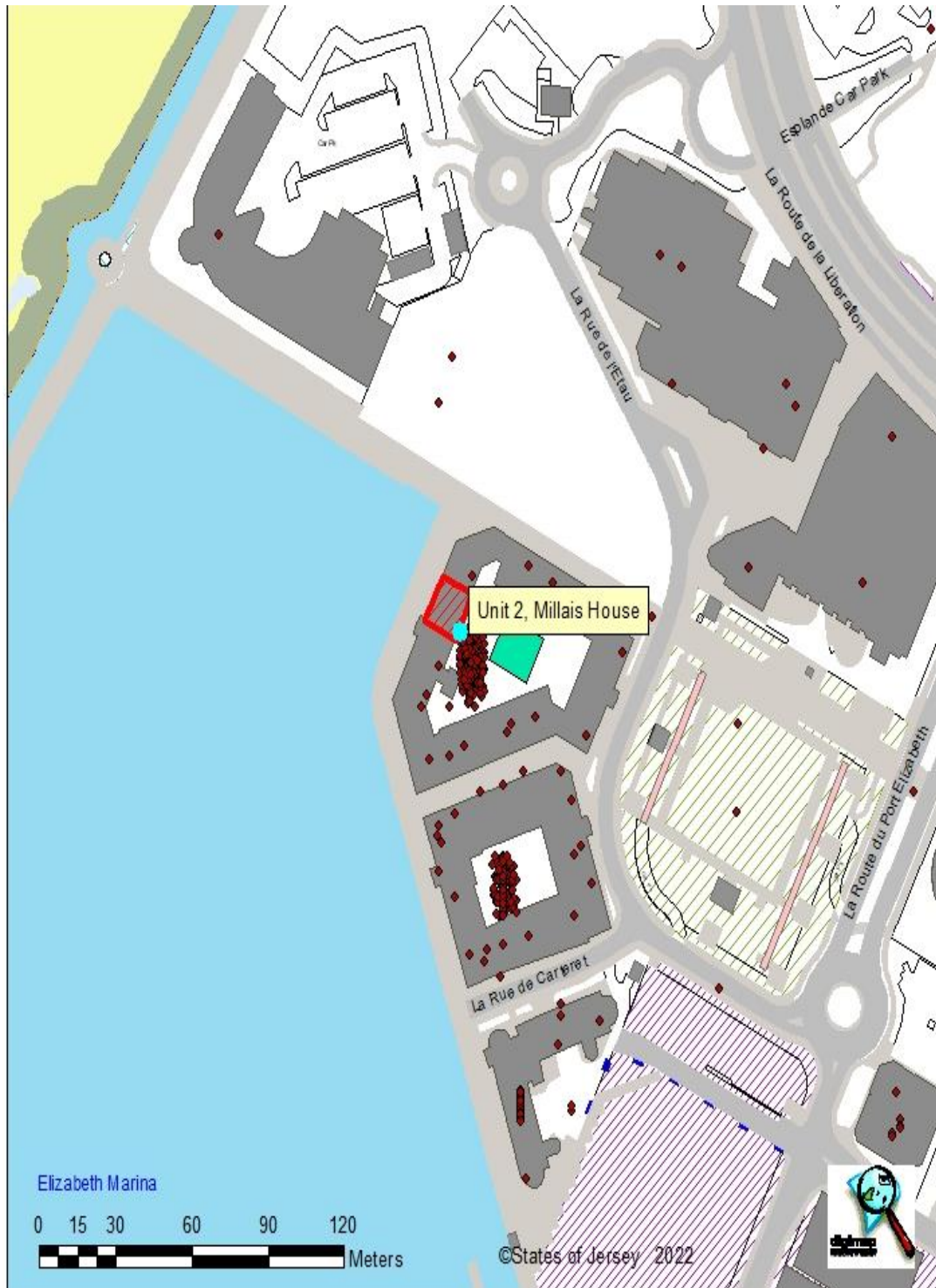
KEY:

Room Color Code: "Office" is light

<b>AXIS MASON</b>	
10000 10th Ave Suite 200 Denver, CO 80202	
Client	North Platte Medical
Project	10000 10th Avenue 10000 10th Avenue 10000 10th Avenue
Design Firm	Design Management Inc. (373) 231-1111
Scale	1/8" = 1'-0"
Date	AUGUST 2025
Drawn By	MM
Checked By	MM
Project No.	10000
Sheet No.	001
Revision	P1



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# Unit 2 Millais House Castle Quay, St Helier



**Internal Entrance**



**Side Entrance**