

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FIRST FLOOR OFFICES & STORAGE LA RUE SINNATT RUE DES PRES TRADING ESTATE ST SAVIOUR



**OFFICES – 3,085 SQ.FT.
STORAGE – 1,552 SQ.FT.
+ AMPLE PARKING**

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



OFFICES/STORAGE LA RUE SINNATT RUE DES PRES TRADING ESTATE

LOCATION

The property is situated due East of St Helier Town Centre, on Jersey's premier light industrial estate, namely Rue des Pres Trading Estate. More specifically, the property is situated on the Southern side of La Rue Sinnatt, mid-way between the junctions with La Rue Grellier and L'Avenue le Bas.

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

DESCRIPTION

The available accommodation is situated at first floor level and comprises an efficient open plan suite of offices with a storage area to the rear.

The office premises will benefit from the following base landlord specification:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/comfort heating;
- New carpet throughout;
- Redecorated;
- Male & female WC facilities.

The storage area to the rear and also at first floor level is open plan with high floor loading.

ACCOMMODATION

Offices 3,085 sq.ft.

Storage 1,552 sq.ft.

TENURE

The premises are available by way of a new internal repairing style lease, with the tenant being responsible for a fair proportion of all Parochial rates, building insurance and redecoration of the front façade.

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ASKING RENTAL

Offices	£14.50 per sq.ft.
Storage	£9 per sq.ft.
Parking	Inclusive with above rentals

OCCUPATION

Immediately upon 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 agent:

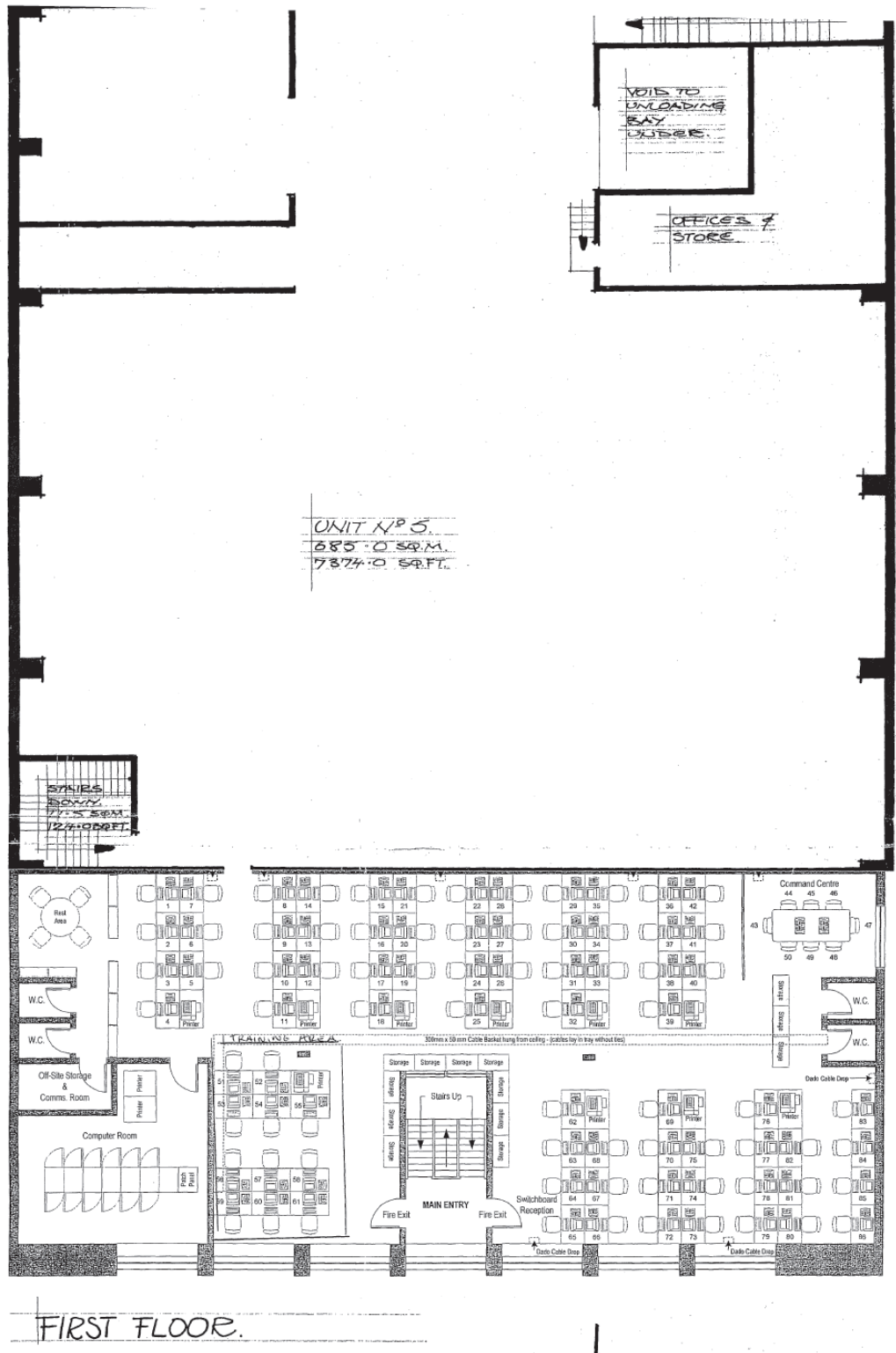
**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb
or Reece Sarre**

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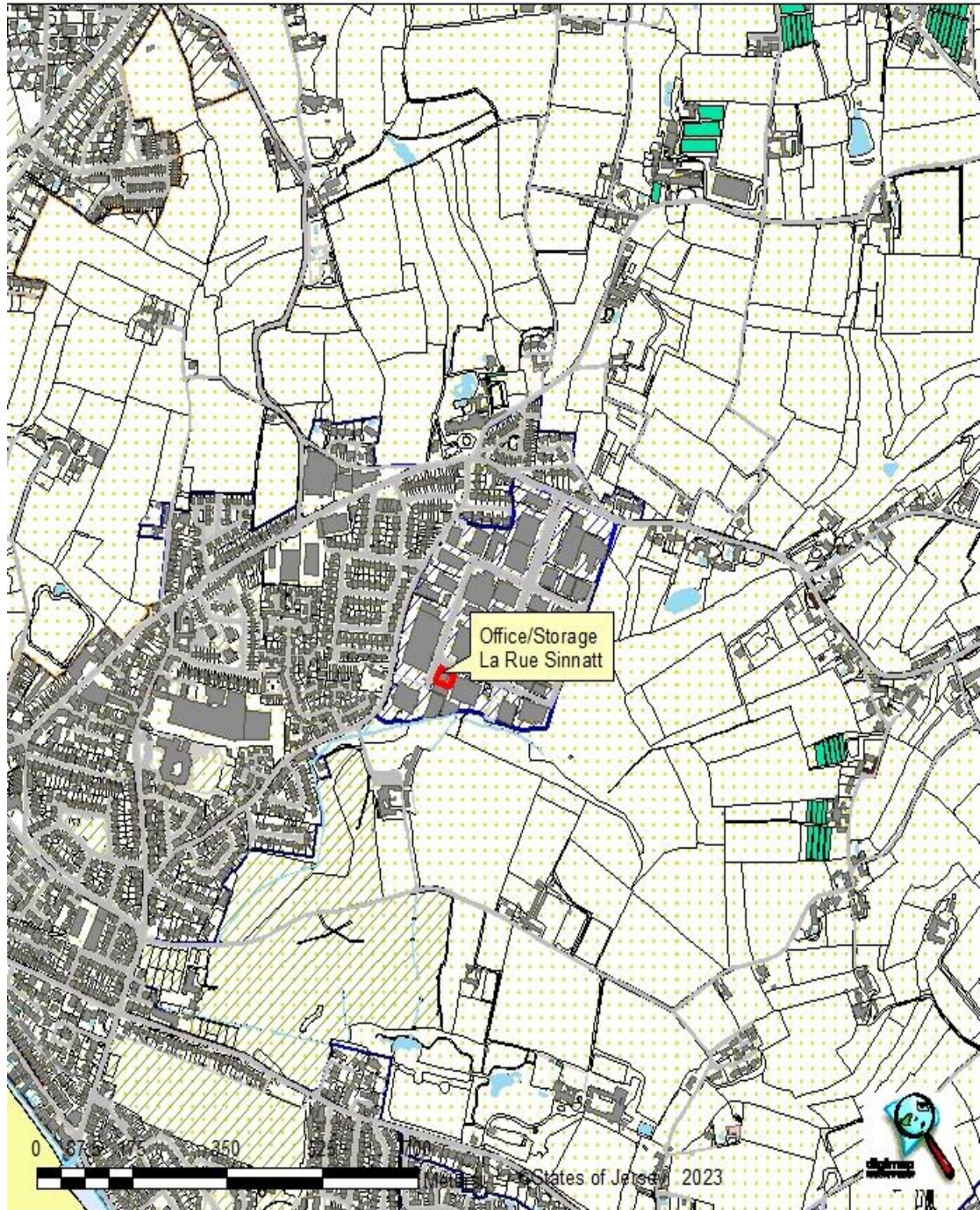
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

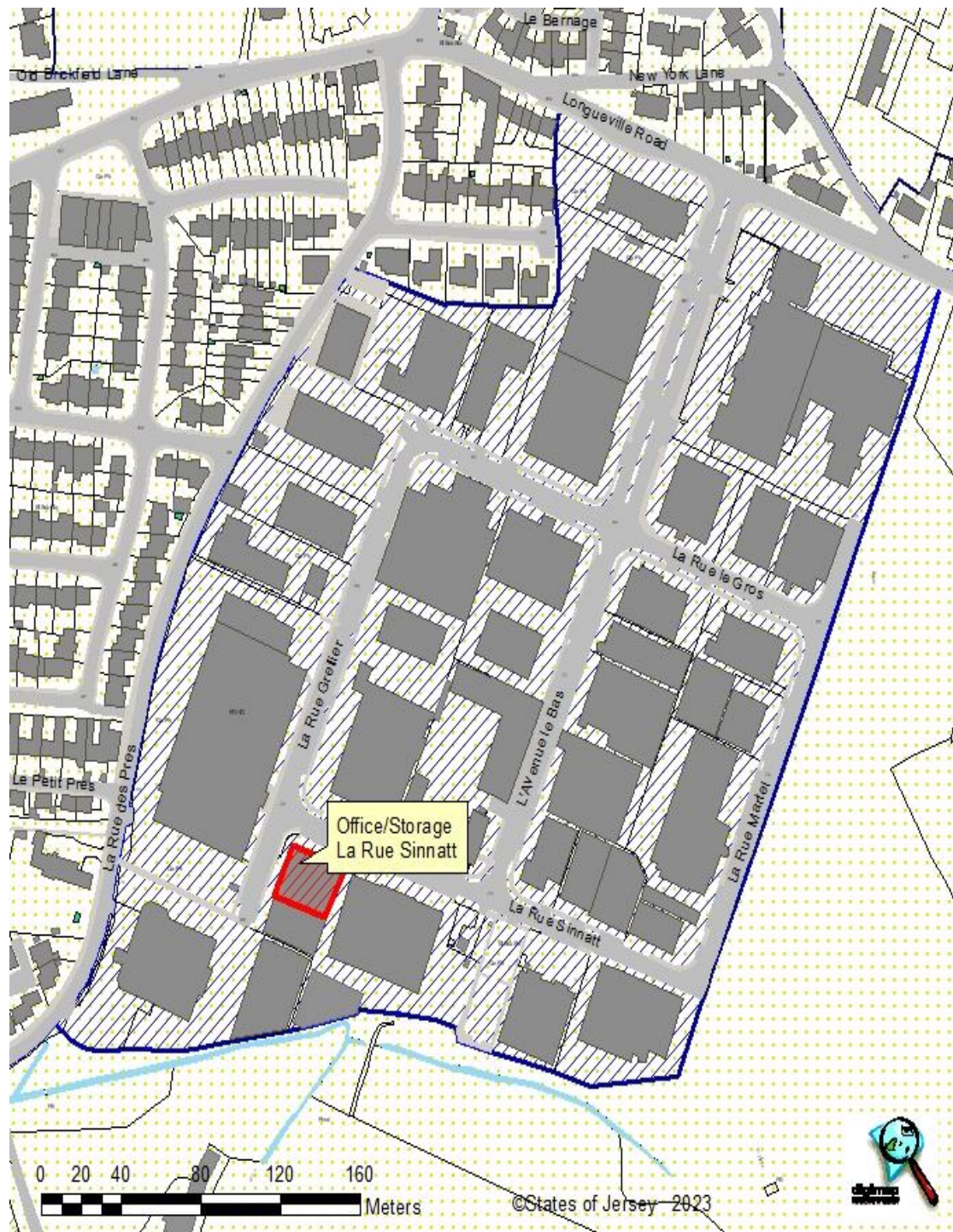
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