

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FITTED OUT FIRST FLOOR OFFICE SUITE COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER



APPROXIMATELY 2,220 SQ.FT.

PLUS 1 CAR SPACE



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



COMMERCIAL HOUSE COMMERCIAL STREET, ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District being within close proximity to all the major banks and St Helier's principal pedestrian precinct, namely King Street.

More specifically, the property is situated on the Northern side of Commercial Street close to the junction with Conway Street.

We attach a location plan and 2 plans showing the existing partitioning layout with suggested test to fits, for reference purposes.

DESCRIPTION

The offices are situated on the first floor with access off a quiet courtyard.

The premises benefit from the following general amenities:

- Suspended ceilings with integral lighting;
- Comfort cooling/comfort heating;
- Double glazing;
- Carpeted throughout;
- Perimeter trunking;
- Kitchenette;
- Male and female WC facilities;
- An 8 person boardroom;
- 4 private offices/meeting rooms;
- Filing room.

We attach a floor plan as laid out, for reference purposes.

ACCOMMODATION

The approximate Net Internal Area is:

First Floor	Office	2,220 sq.ft.
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One car space is potentially available.

COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER

TENURE

The premises are available by way of a new 9 year lease on internal repairing terms. Rent reviews are 3 yearly in line with Jersey Cost of Living.

The tenant is to be responsible for a fair proportion of the service charge, which includes building insurance, maintenance of the cooling and heating system, electricity supply, water rates, Parish rates, communal area internal repairs and decoration, cleaning of the courtyard and management costs.

The landlord will remain responsible for the structure and fabric of the exterior and keeping the building wind and watertight.

RENTAL

Offices £21 per sq.ft.

Parking £3,250 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.

COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER

VIEWING

By contacting the vendor's sole agent:

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

**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

KEY:

- Circulation
- Reception / Waiting Area
- Open Plan Office
- Breakout
- Offices / Meeting Rooms
- WCs / Showers
- Storage / Corridors



Rev	Description	Dwn		Cld		Date								
		BC	MC	BC	MC									
P1	Marketing Layout					13/08/24								
							Client:		11 Broad Street Limited					
							Project:		1st Floor, Commercial House, Commercial Street, St. Helier, Jersey					
							Drawing Title:		Proposed First Floor Annex Plan Option A					
							Scale (g A3):		1:100		Date:		AUGUST 2024	
							Project Coordinator:		MC		Issue		PRELIMINARY	
											Status:			
							Job No:		Drawing No:		Revision:			
							40903		200A		P1			

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- Circulation
- Reception / Waiting Area
- Open Plan Office
- Breakout
- Offices / Meeting Rooms
- WCs / Showers
- Storage / Comms



Rev	Description	Dwn	Clid	Date
P1	Marketing Layout	BC	WC	13/06/24

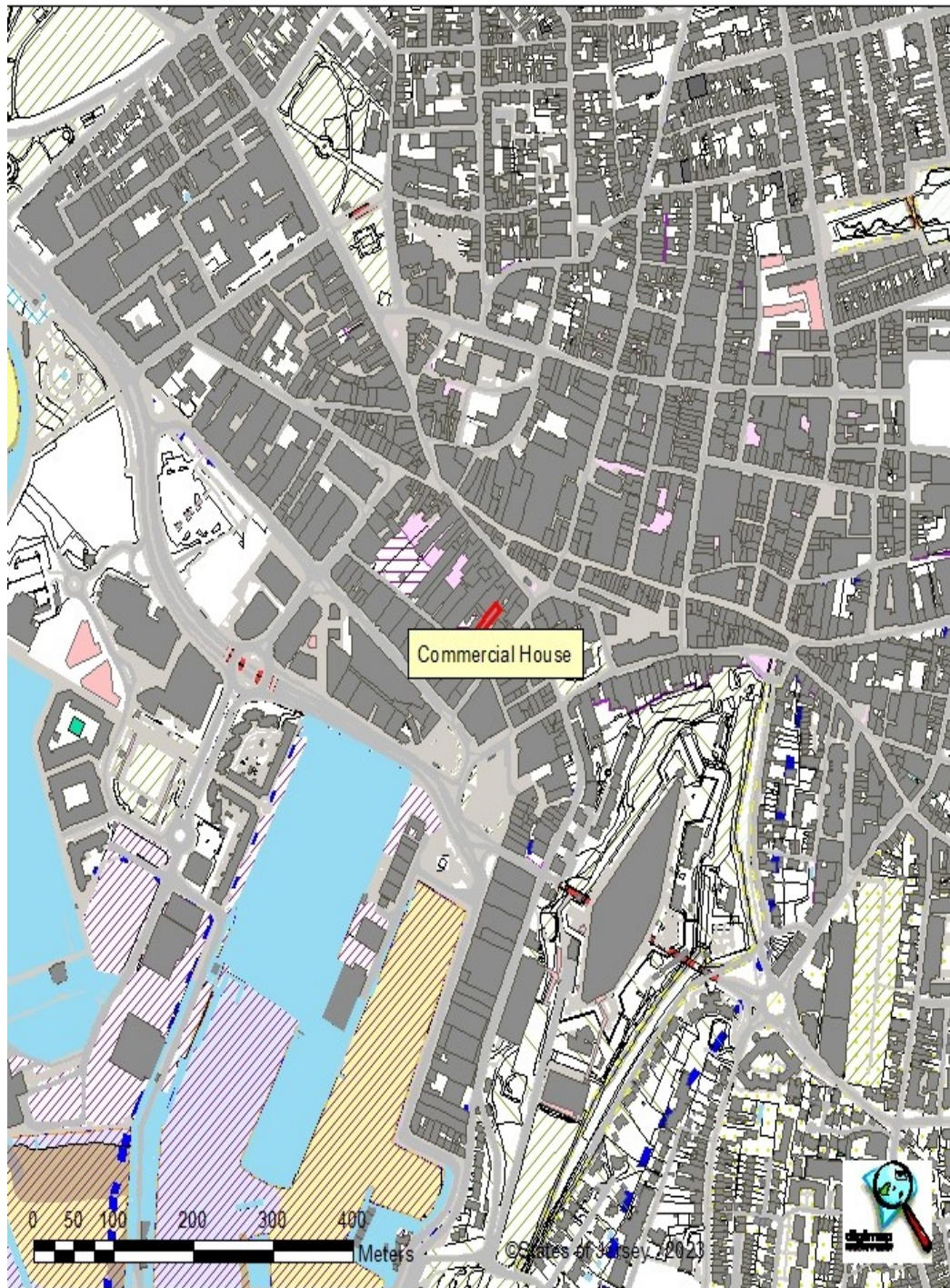
Client:	11 Broad Street Limited
Project:	1st Floor, Commercial House, Commercial Street, St. Helier, Jersey
Drawing Title:	Proposed First Floor Annex Plan Option B

AXIS MASON
 1 Milsider St Helier
 Jersey, JE2 3NU
 01534 878 137 WWW.AXISMASON.COM
 LONDON GLASGOW JERSEY COVENTRY DUBLIN

Scale @ A3:	1:100	Date:	AUGUST 2024
Project:	MC	Issue:	
Co-ordinator:		Status:	PRELIMINARY

Job No:	4803	Drawing No:	2506	Revision:	P1
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