COMMERCIAL PROPERTY OFFICE OPPORTUNITY



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



APPROXIMATELY 2,220 SQ.FT.
PLUS 1 CAR SPACE





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 site plan 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.

One car space is potentially available.

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.

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

Tel: 01534 888848 Fax: 01534 888849

E-mail: <u>property@sarreandcompany.co.uk</u>
Website: www.sarreandcompany.co.uk

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

The Extension product the applying of holes head degree in the Extension of the Extension o

SECTION MANY BOUND CLUZED CONTRA AVAINT SANSES SLUZED SCHEDN SPECE PURS DOTES LINE DONATES BUTHLACH AT EXSTRUCTORED CST. MS 2097 NG STEASUR TO PRESENTE OCCURRENCES ONTO THE BOOK BY PLET TO THE CONTRACT SECOND STAND EXPERIOR LECTURAL CAPACIAL 24-150 · ACTUAL PROPERTY. SUSPINGSPOULSTARIO Hatroot 4 ANAND SHALE SLAZEN SCHOLIN 7 ACCOUNT. EMSTING RACH GROUNG
TRANSCE NO CATE MITH
PROVISES MANIOLESTO
CONTROL OF ALVAN SYNCE GLASS SCREEN Summer Commercial and SIZING SIGNED RINTEGER STAIR Agovoreonon FEMERAND OF TRANSPORT OF TRANSP

First Floor Plan 1:100

野 田 田 田 田 田 田 田 田

Serie Practica of Series and

Client - SG HAMBROS

Project - CCARNERCIAL NOUSE Organing - Proposed floor plans Seale - 1/100 Dute - JUNE 2006

Naish Waddington interlors in it also accessed to the act and a transfer and accessed to the a

COMMERCIAL HOUSE



