

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

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



APPROXIMATELY 3,782 SQ.FT.

PLUS 2 CAR SPACES

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



PART FIRST FLOOR, COMMERCIAL HOUSE, ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District, being within close proximity to the prime office areas and St Helier's principal pedestrian retailing 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 at floor level with access off a quiet courtyard.

The premises benefit from the following general amenities:

- Suspended ceiling with integral lighting.
- Comfort cooling/comfort heating;
- Double glazing;
- Perimeter trunking;
- Lift access;
- Fully fitted kitchen;
- Shower facility;
- Male and female WC facilities;
- Good natural light.

The premises are currently fitted out to provide the following:

- Spacious reception and waiting area;
- 10/12 person boardroom;
- 4 person meeting room;
- Fully fitted kitchen;
- 5 private offices;
- Shower facility;
- Comms room
- Open plan workstation area;
- A fireproof archive store area.

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ACCOMMODATION

Part First Floor South - 3,782 sq.ft.

Up to two parking spaces are 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.

ASKING RENTAL

Offices £24 per sq.ft.

Parking £3,250 per annum per space.

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

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COVENTANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By appointment by 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**

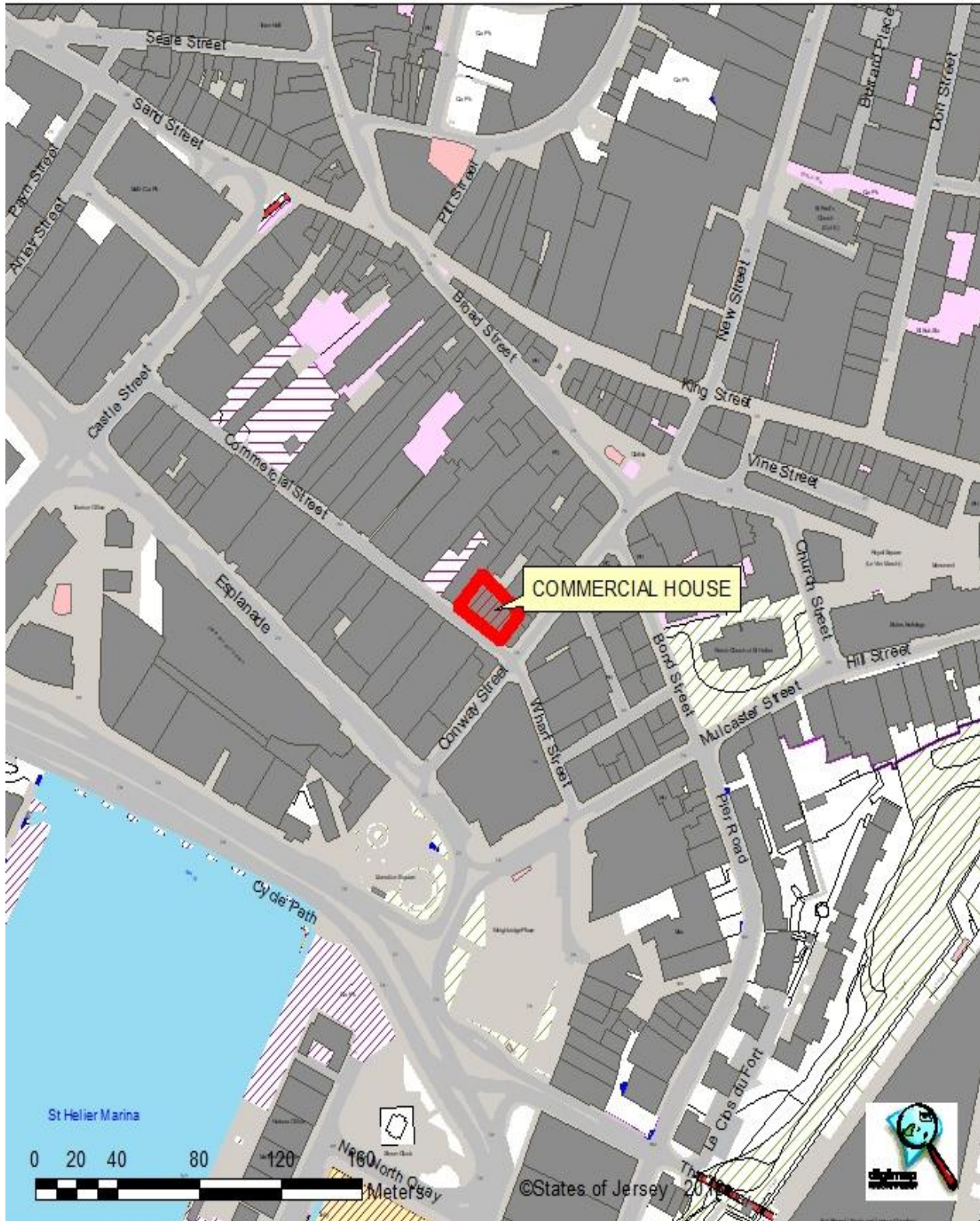
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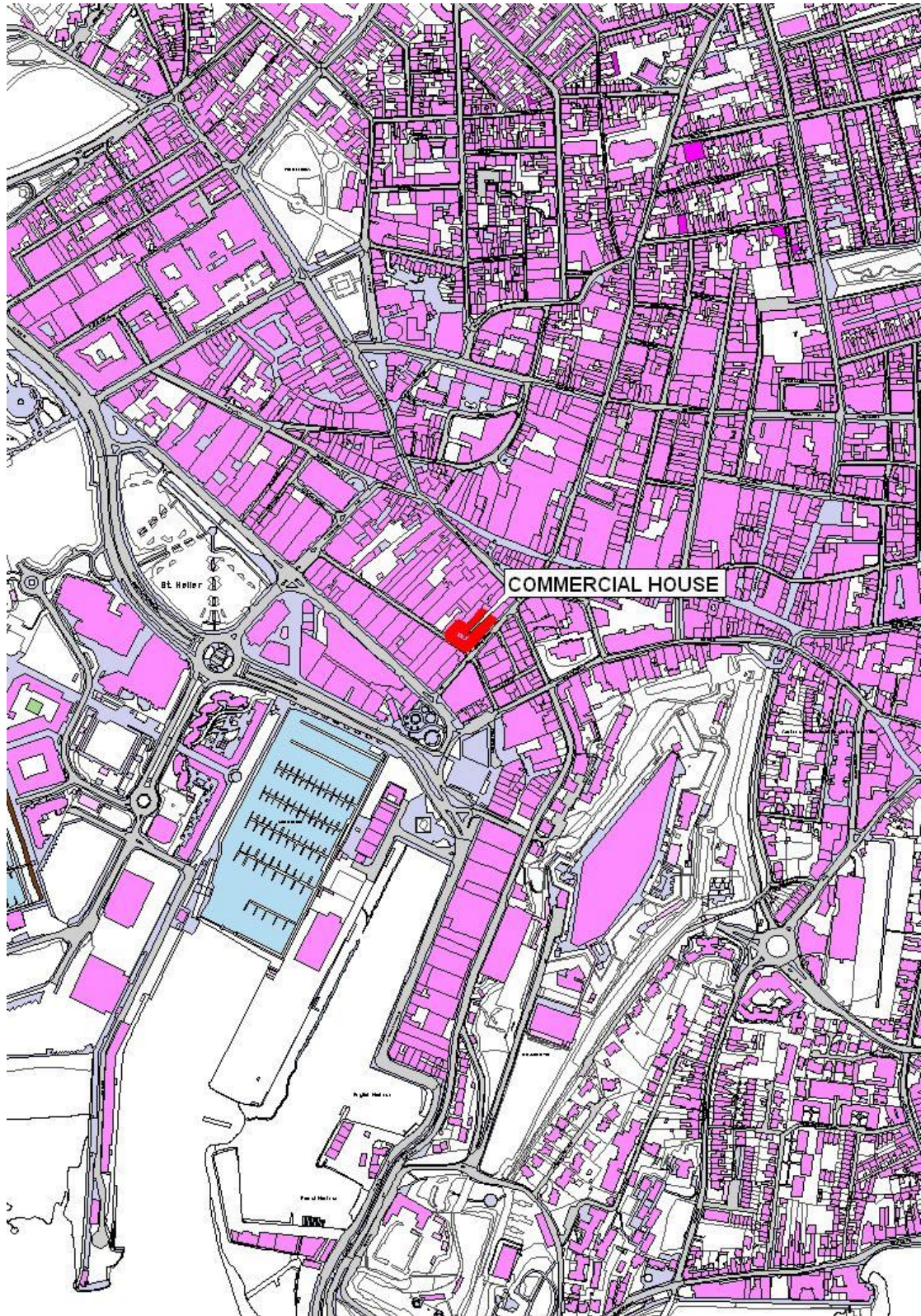
Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy.

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