

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY OFFICES 27 HILL STREET ST HELIER



TO LET

APPROXIMATELY 1,724 SQ.FT.

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



27 Hill Street St Helier

LOCATION

The offices are situated in a prime location within St Helier's Central Business District, forming part of the traditional legal and banking centre of the island.

More specifically, the property is situated on the Northern side of Hill Street, between the junctions of Halkett Place and Snow Hill.

Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Le Gallais and Luce, Thomas and Dessain, Messrs Benest and Syvret and Preston Legal with the offices themselves being but a minute's walk from St Helier's principal pedestrian retail precincts.

We attach a location plan for ease of reference.

DESCRIPTION

The office accommodation is situated at second floor level and provides a modern-day specification behind a stunning listed façade.

The general specification is as follows:

- Comfort cooling/heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Fully accessible raised floors;
- Lift access;
- Fitted kitchen;
- Excellent natural light provision;
- Central Open plan work situation area;
- 4 offices/potential meeting rooms;
- Impressive ground floor communal entrance hall.

The offices are fitted out ready for occupation.

We attach a floor plan of the current layout for reference purposes.

27 Hill Street St Helier

ACCOMMODATION

The approximate net internal area of the second floor is as follows:

Second Floor - 1,724 sq.ft.

TENURE

The floor is available on a new fully repairing and insuring style sub-lease to expire on 15 March 2030.

RENTAL

£48,272 per annum (£28 per sq.ft.).

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 sub-lessor.

27 Hill Street St Helier

VIEWING

For further information or to arrange a viewing, please contact:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

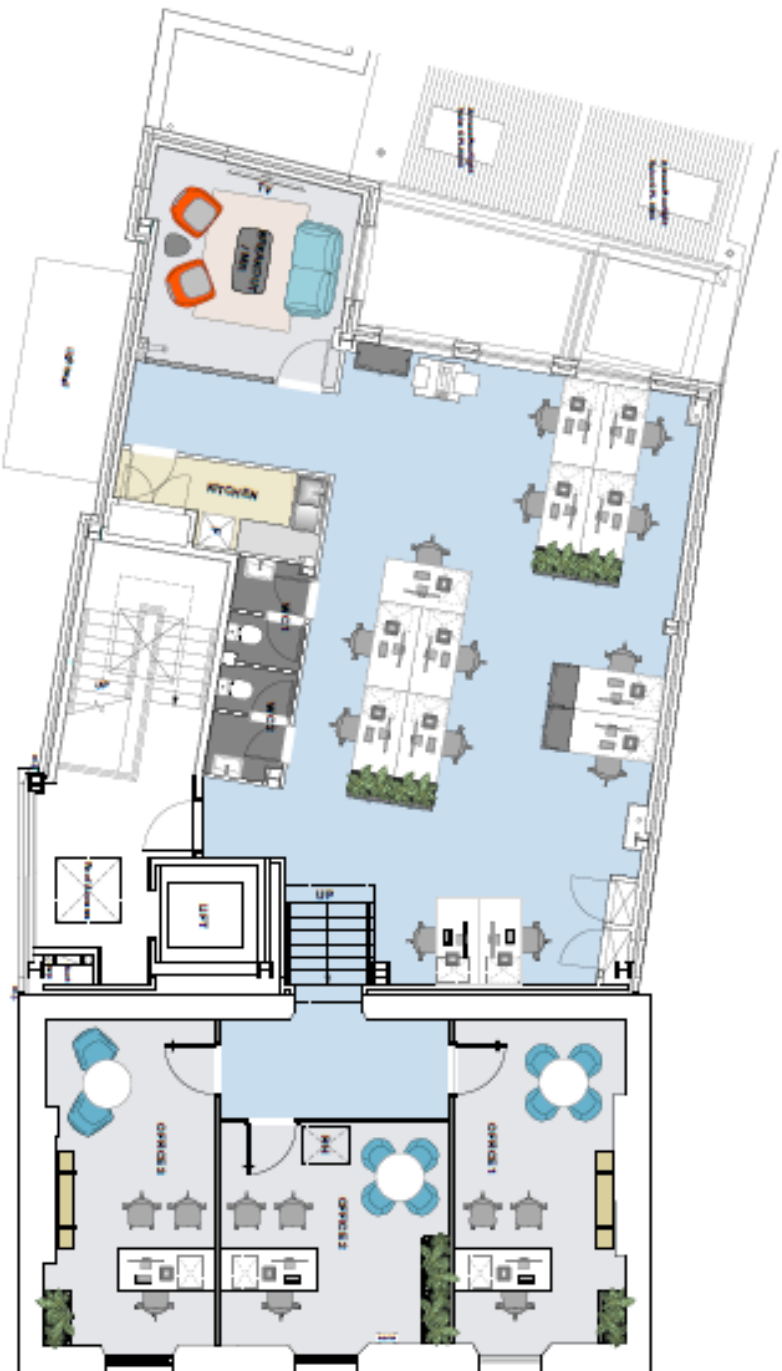
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

2nd Floor
27 Hill Street

Scale 1:50 @ A1 / 1:100 @ A3

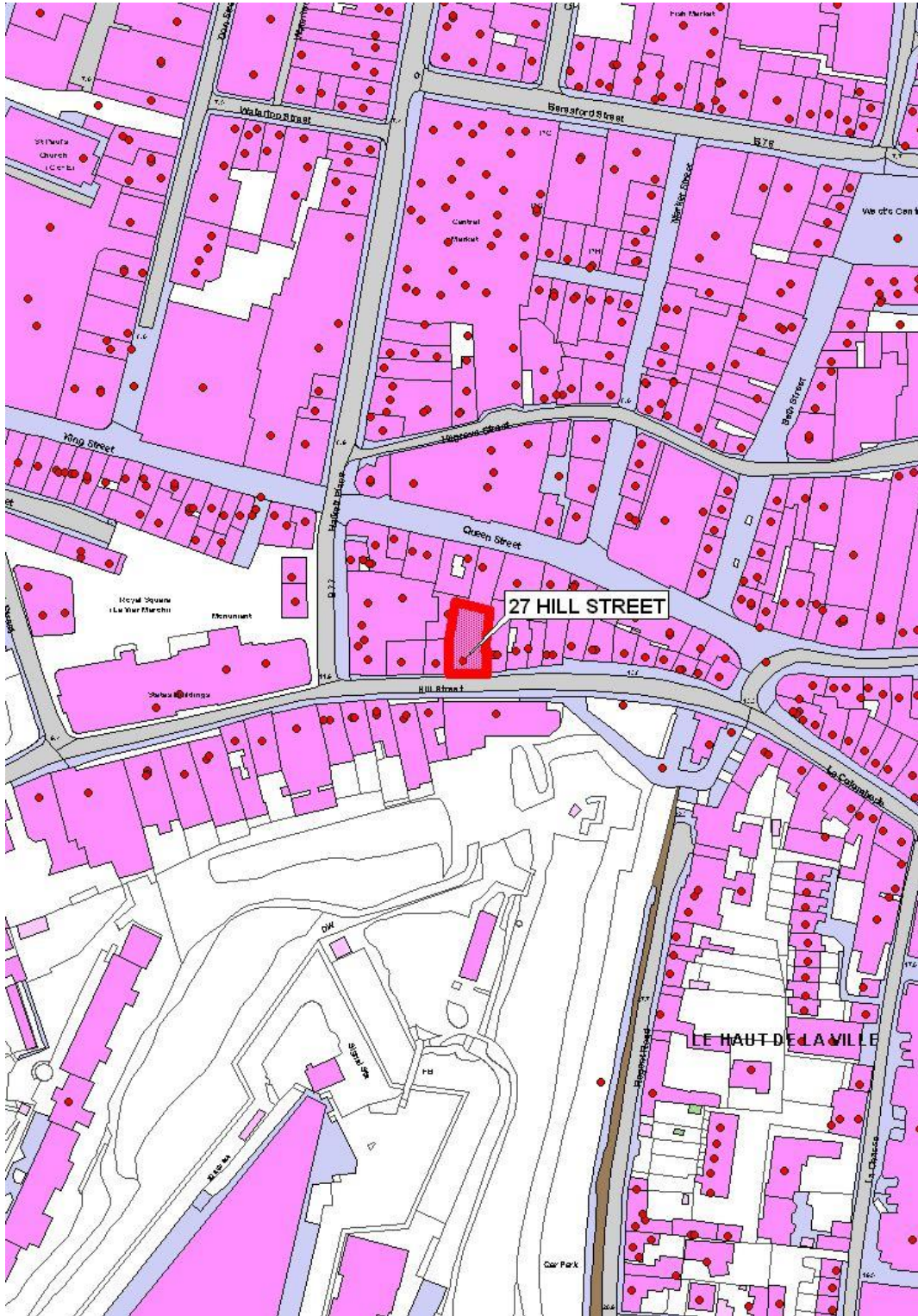


elliott
design
partnership

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SECOND FLOOR PLAN

27 Hill Street St Helier



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