

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

THE HEART OF JERSEY'S FINANCIAL CENTRE 7 ESPLANADE ST HELIER



**PRIME 3RD FLOOR SUITE
OFFICES – 918 SQ.FT.**

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



7 ESPLANADE ST HELIER

LOCATION

The development is located in the heart of St Helier's Central Business District, benefitting from one of the most exclusive business addresses in Jersey.

The property benefits from being opposite the transportation centre, only 8 minutes' walk from Jersey's largest multi-storey car park namely Pier Road, and a couple of minutes' walk from Library Place, St Helier's central banking district and Jersey's premier retailing precincts, namely King Street and Queen Street.

In addition, St Helier's Town and Elizabeth Marinas are but a short walk, along with the leisure facilities on the Waterfront, including the impressive fitness and health centre at Fitness First and the Aquasplash swimming pool.

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

DESCRIPTION

The building provides high quality, purpose built full specification offices on ground and three upper floors.

The available offices are situated at third floor level, overlooking the Esplanade, and benefit from the following landlord amenities:-

- Suspended ceilings with integral fluorescent lighting;
- Flexible comfort cooling and comfort heating;
- Double glazing;
- Perimeter trunking;
- Impressive ground floor reception;
- Lift access to all floors;
- Excellent natural light provision;
- Male & Female WC facilities;
- Shower Facility.

ACCOMMODATION

The approximate area is 918 sq.ft.

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TENURE

The premises are available by way of a new fully repairing and insuring style lease. Rent Reviews are 3 yearly in line with Jersey Cost of Living, however capped at a maximum of 12.5% over a 3 year period.

OPPORTUNITY

The opportunity exists to take an assignment of this valuable lease.

PASSING RENTAL

£25,704 per annum (£28 per sq ft.)

OCCUPATION

By negotiation or 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.

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VIEWING

By contacting the vendor's sole agent:

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

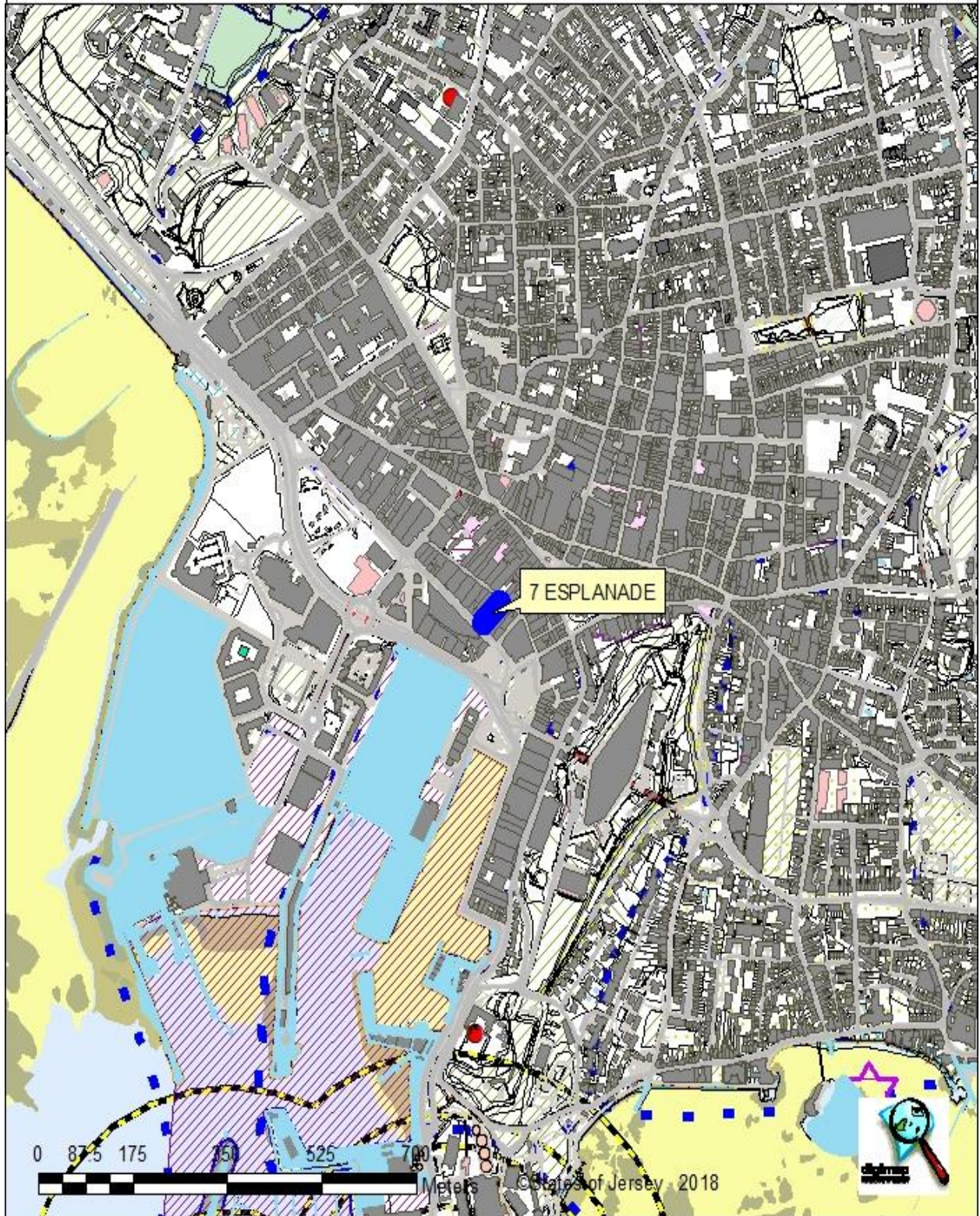
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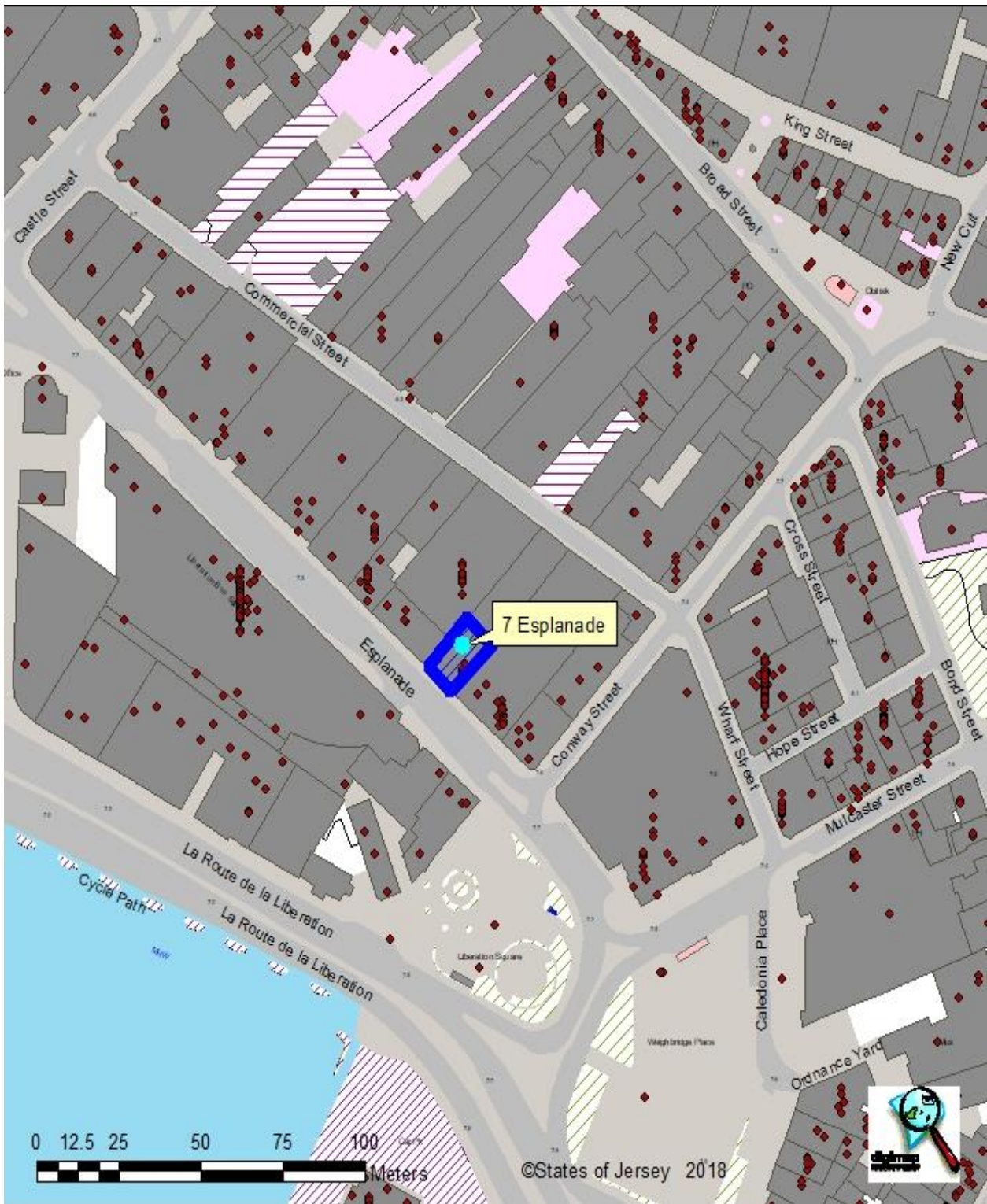
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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