

COMMERCIAL OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES TO LET 3RD FLOOR 1/3/5 CASTLE STREET ST HELIER



APPROXIMATELY 2,404 SQ.FT.

+ BASEMENT PARKING

FULLY FITTED OUT



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



1/3/5 Castle Street St Helier

LOCATION

The property is located in the heart of Jersey's Financial Business District.

More specifically the premises are situated on the prominent corner of Castle Street and Charing Cross, which is the main thoroughfare from the prime office areas to St Helier Town Centre itself.

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

DESCRIPTION

The available floor is situated at 3rd floor level and benefits from access through a spacious ground floor entrance off Castle Street.

The premises are built to a high specification throughout and in general provide the following amenities:

- Suspended ceilings;
- Integral lighting;
- Comfort cooling and comfort heating;
- Double glazing;
- Fully accessible raised floors;
- Lift access to all floors;
- Male & female WC facilities;
- Kitchen facilities;
- Shower facility;
- Carpeted;
- Blinds;
- Efficient open plan accommodation;
- Excellent natural light provision;
- Prominent corner position.

In addition to the above, this floor has been fitted out and benefits from various improvements including a boardroom and a private office and are potentially available fully furnished, thus substantially reducing relocation/fit-out costs.

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ACCOMMODATION

The approximate Net Internal Area is as follows:

Third Floor Offices 2,404 sq.ft.

In addition, there are potentially 2/3 basement car spaces available.

TENURE

The floor is available on a new 9 year lease with terms generally based on the Lessor recouping the majority of the costs to run the building via a service charge, however, excluding replacement of the A/C system if it becomes uneconomical to repair, the structure and external decoration.

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.

AVAILABILITY

On completion of legal formalities.

RENTAL

Offices £28 per sq.ft.
Parking £3,450 per annum per space.

LEGAL COSTS

Each party to bear their own legal costs.

1/3/5 Castle Street St Helier

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, Julian Roffe FRICS MCI. Arb,
Or Reece Sarre**

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

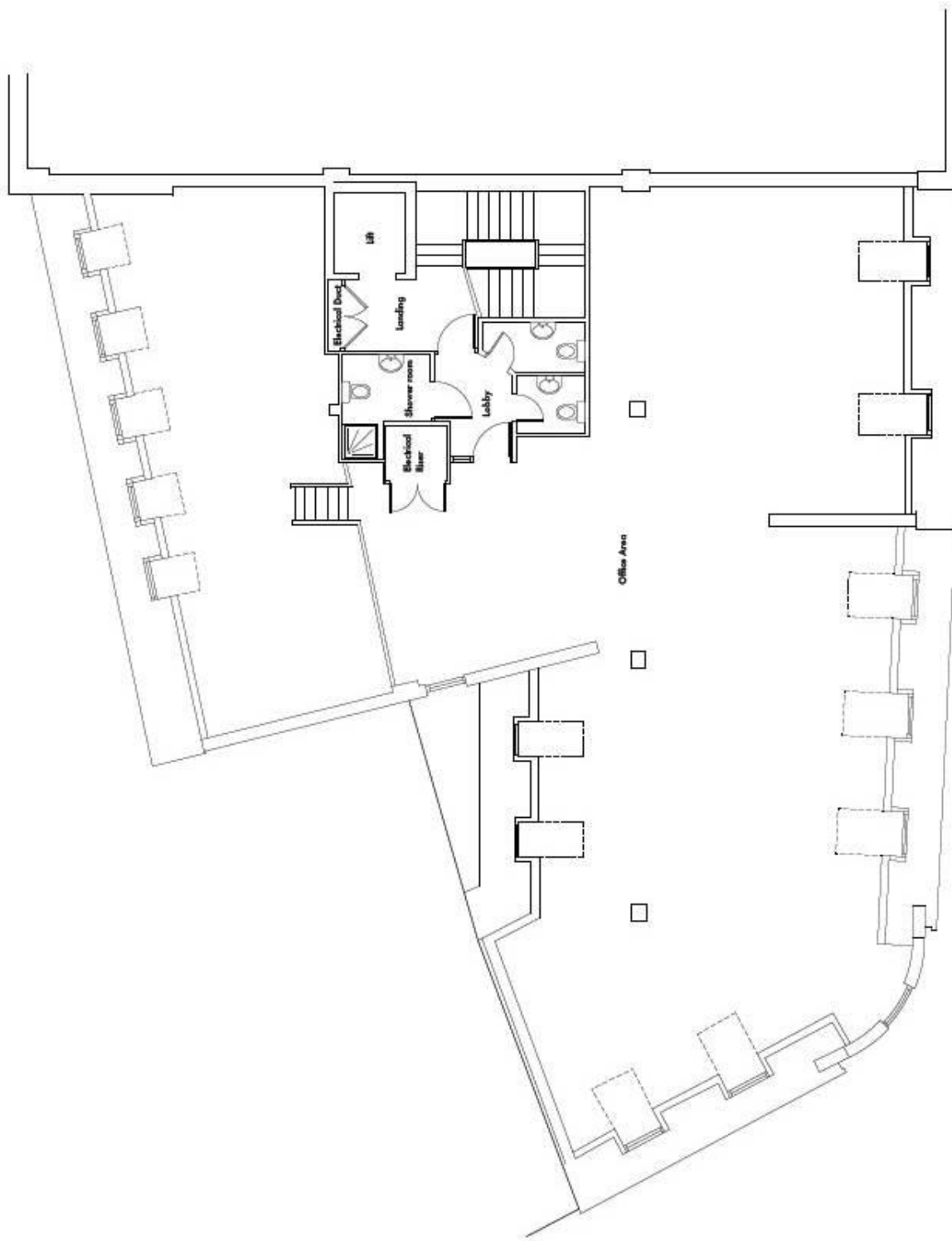
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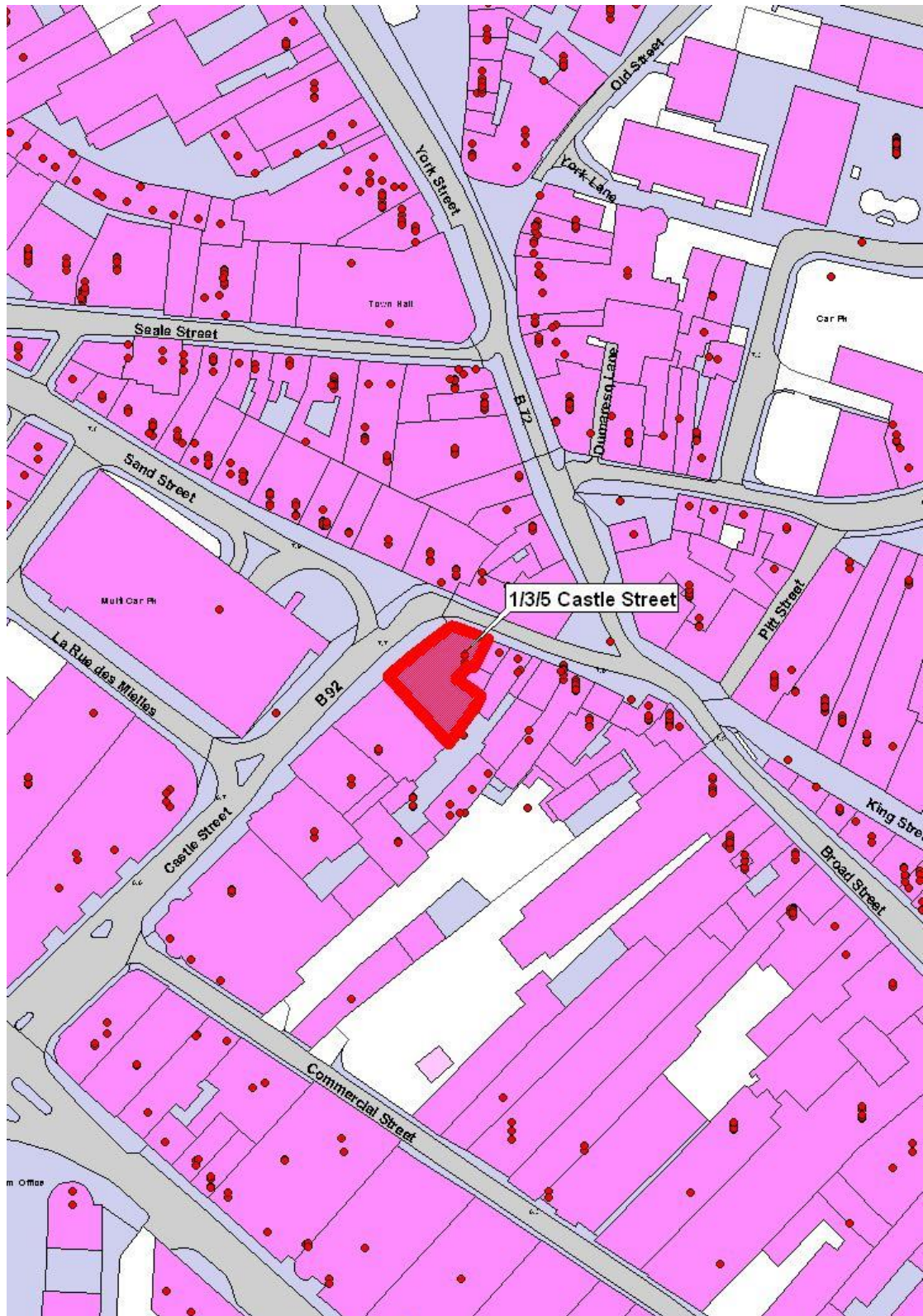
E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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



1/3/5 Castle Street St Helier

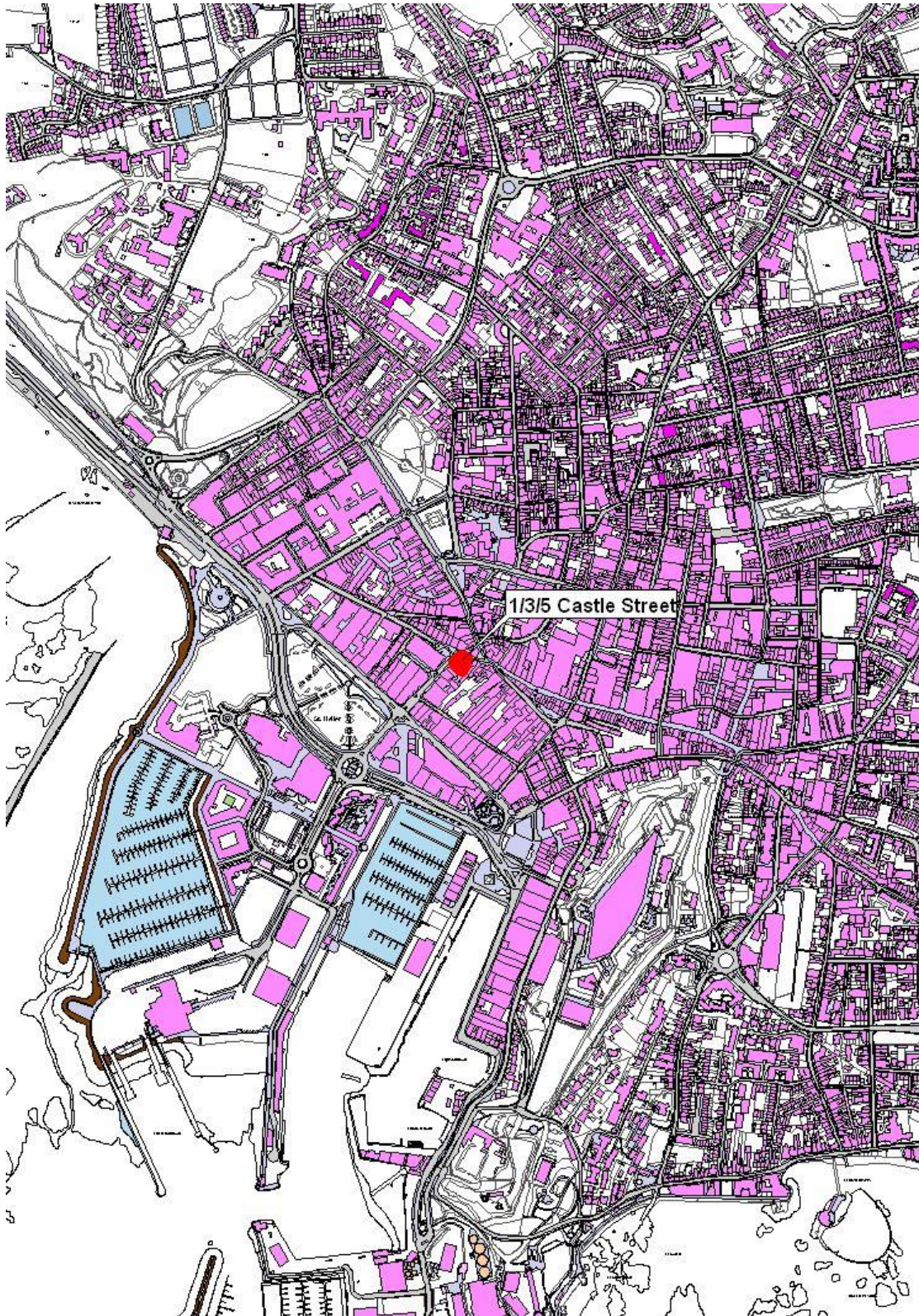


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