

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

GROUND FLOOR OFFICE DIALOGUE HOUSE 2-6 ANLEY STREET ST HELIER



APPROXIMATELY 1,822 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



DIALOGUE HOUSE

2-6 ANLEY STREET, ST HELIER

LOCATION

The property is situated in the heart of Jersey's Financial Business District in the prime office area. More specifically, the property is situated on the Western side of Anley Street between the junctions with La Rue des Mielles and the Esplanade.

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

DESCRIPTION

The offices form part of a purpose built granite office building that has been upgraded and modernised to provide efficient open plan offices.

The premises benefit from the following general amenities:

- Suspended ceiling with integral lighting;
- Painted and plastered insulated walls;
- Double glazing;
- Comfort heating/cooling;
- Raised flooring;
- Carpeted throughout;
- Male & female WC facilities;
- Kitchen facility;
- Shower facility

ACCOMMODATION

The approximate area is 1,822 sq.ft.

TENURE

The premises are available by way of a assignment of the existing effective FRI lease by way of service charge. The Lease expires on the 31st October 2030. The rent passing is £36,440 p/a, subject to rent reviews in line with JRPI on 01/11/2027.

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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 joint sole agents:

**Alistair M Sarre BSc MRICS,
Simon Gale LLB Hons AssocRICS
Evie Wills BSc Or Reece Sarre**

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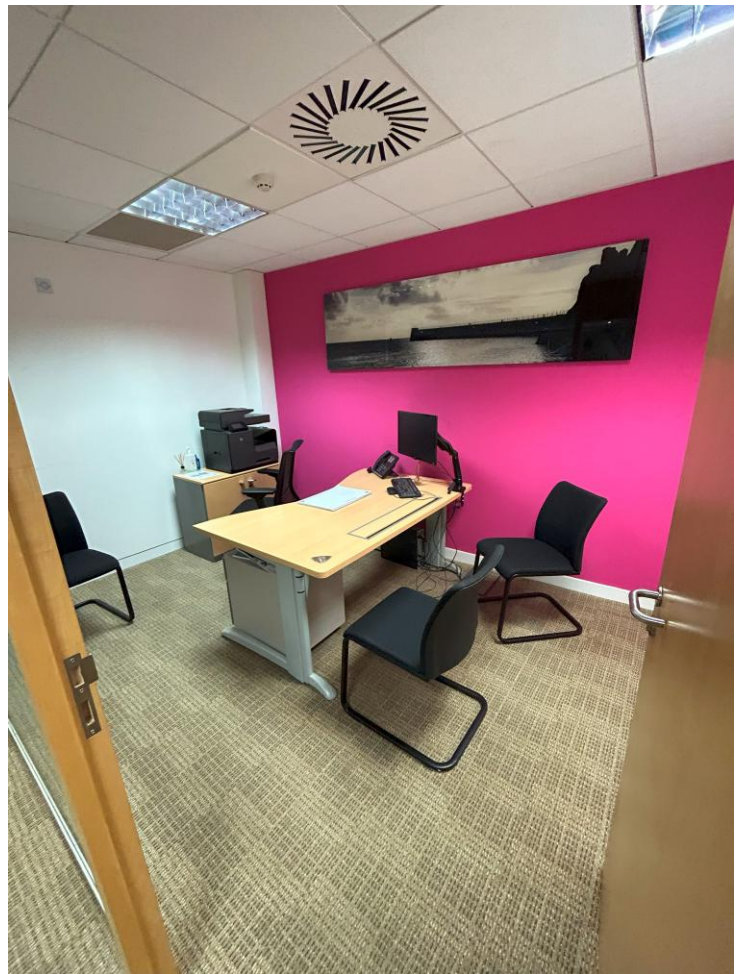
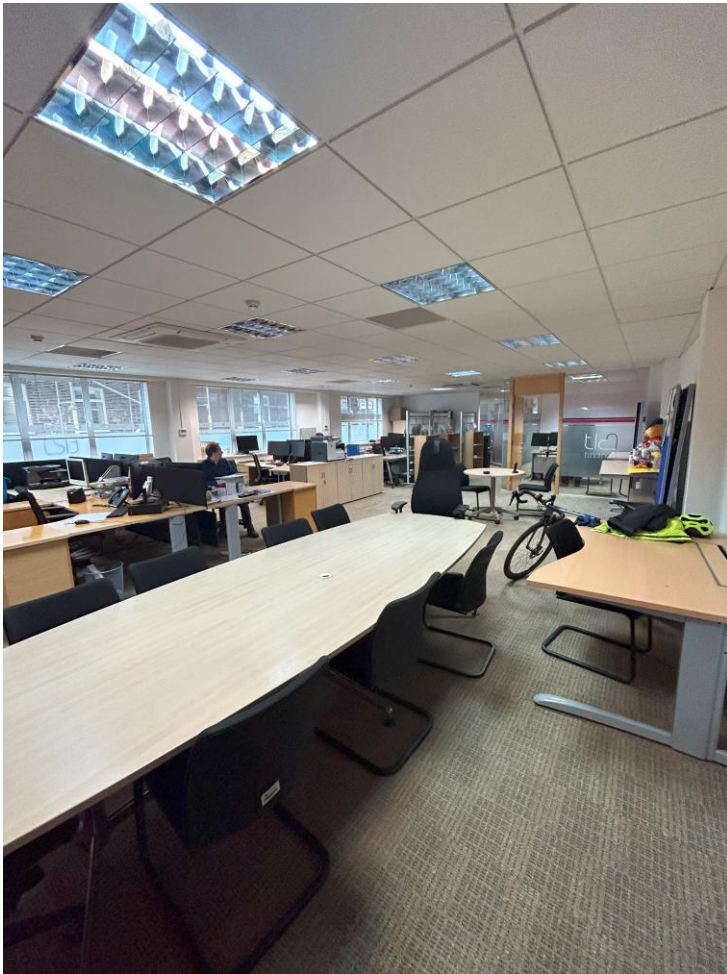
**Jonathan Quérée MRICS
Lucy Schooling MRICS**

**Quérée Property Consultants Ltd
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St. Helier
Jersey, JE2 3RR**

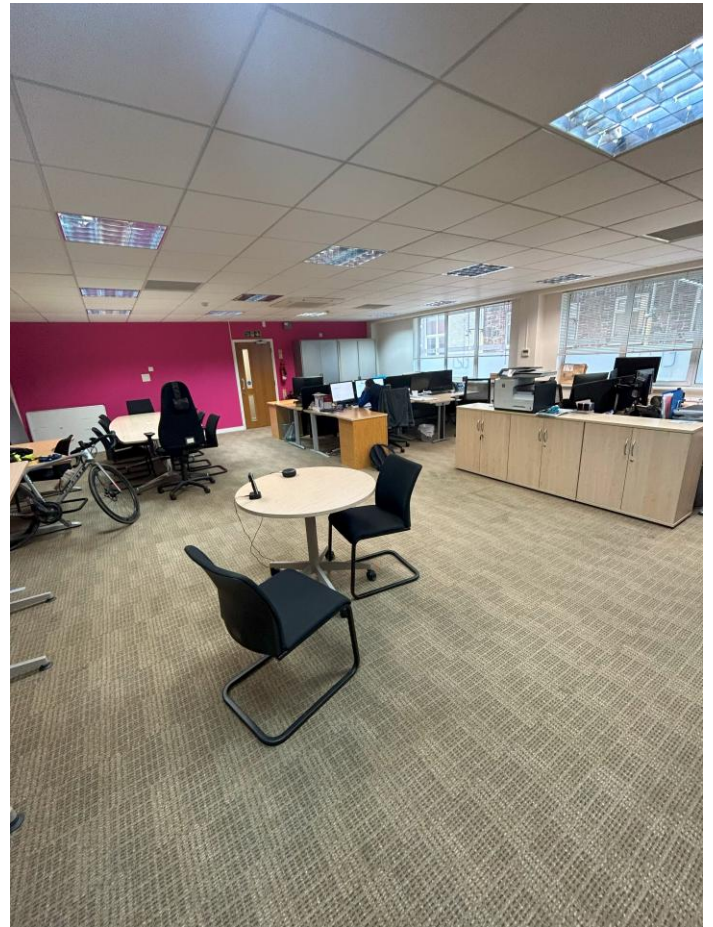
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**E-mail: jonathan@queree.je
Website: www.queree.je**

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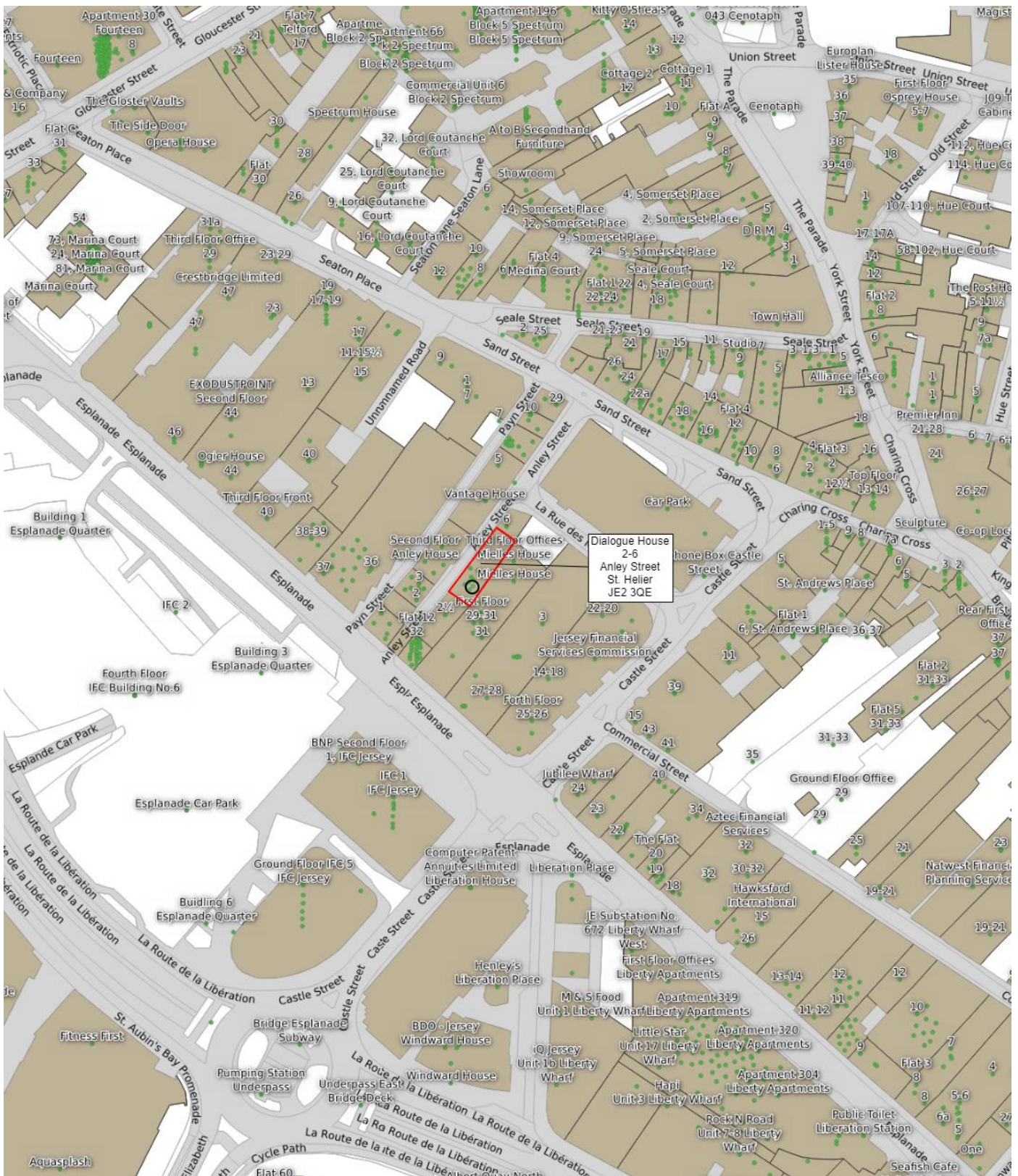


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