

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## 1<sup>ST</sup> FLOOR OFFICES TO LET COMMERCIAL BUILDINGS ST HELIER



**3,093 SQ.FT.  
PLUS 10 CAR SPACES**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# COMMERCIAL BUILDINGS ST HELIER

## LOCATION

The premises are situated within the Central Business District of St Helier. More specifically, the offices are located within Commercial Buildings, overlooking the Inner Town Harbour.

We attach a location plan for reference purposes.

## DESCRIPTION

The offices are at 1<sup>st</sup> floor level with a bespoke ground floor entrance and lift access. The premises benefit from the following amenities:

- Suspended ceilings with fluorescent strip lighting
- Double glazing
- Central heating
- Male and female WC facilities
- Kitchenette facilities
- Various partitioned offices
- To be redecorated and recarpeted prior to occupation

## ACCOMMODATION

The approximate Gross Internal Area is as follows:

First Floor                      3,093 sq.ft.

In addition there is up to 10 car spaces available.

## TENURE

The premises are available on a short-term lease for up to 3 years on internal repairing insuring terms with the Lessee being responsible for all utilities, Occupier Rates and a fair proportion of the cleaning of the main stairwell and servicing only of the lift.

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## ASKING RENTAL

Offices                      £17 per sq.ft.  
Car Parking                £2,500 per annum per space.

## OCCUPATION

Upon 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.

## VIEWING

By contacting the vendor's sole agent:

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

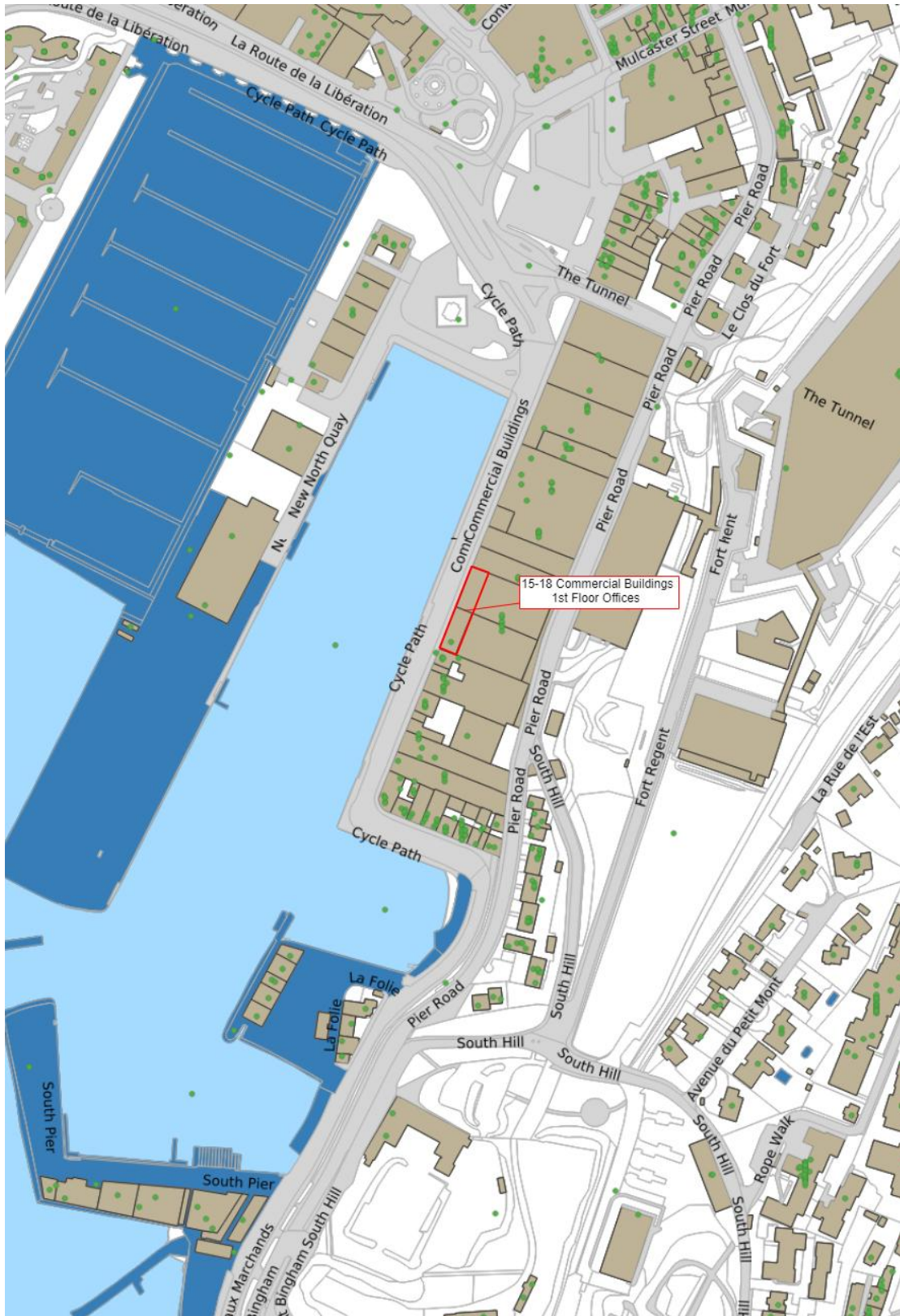
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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