

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

GROUND FLOOR OFFICE SUITE COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER



**APPROXIMATELY 634 SQ.FT.
+ 1 PARKING SPACE
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



GROUND FLOOR COMMERCIAL HOUSE COMMERCIAL STREET

LOCATION

The property is located in the heart of St Helier's Central Business District, being within close proximity to the prime office areas and St Helier's principal pedestrian retailing precinct, namely King Street. In addition, the premises are but a short walk from both Pier Road multi-storey car park and the ever thriving St Helier Waterfront.

More specifically, the property is situated on the Northern side of Commercial Street, close to the junction with Conway Street.

We attach a location plan, for reference purposes.

DESCRIPTION

The offices are positioned on the ground floor with the benefit of display windows and potentially a car parking space positioned immediately outside. The accommodation benefits from the following amenities:-

- Bespoke private entrance
- Suspended ceiling with integral fluorescent lighting
- Large display double glazed windows
- Perimeter trunking
- Fitted kitchenette
- WC facility
- Efficient open plan space

We attach a floor plan for reference purposes.

ACCOMMODATION

The approximate Net Internal area is:

Ground Floor

Offices	-	603 sq.ft.
Kitchenette	-	<u>31 sq.ft.</u>
Total	-	634 sq.ft.

One car space can be made available with the unit, if required.

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TENURE

The premises are available by way of a new 9 year lease on internal repairing terms. Rent reviews are 3 yearly in line with Jersey Cost of Living.

The tenant is to be responsible for a fair proportion of the service charge, which includes building insurance, maintenance of the cooling and heating system, electricity supply, water rates, Parish rates, communal area internal repairs and decoration, cleaning of the courtyard and management costs. The landlord will remain responsible for the structure and fabric of the exterior and keeping the building wind and watertight.

RENTAL

Offices - £25 per sq.ft

Parking - £3,250 per annum

OCCUPATION

Immediately upon completion of legal formalities.

VIEWING

Strictly by appointment by the vendor's sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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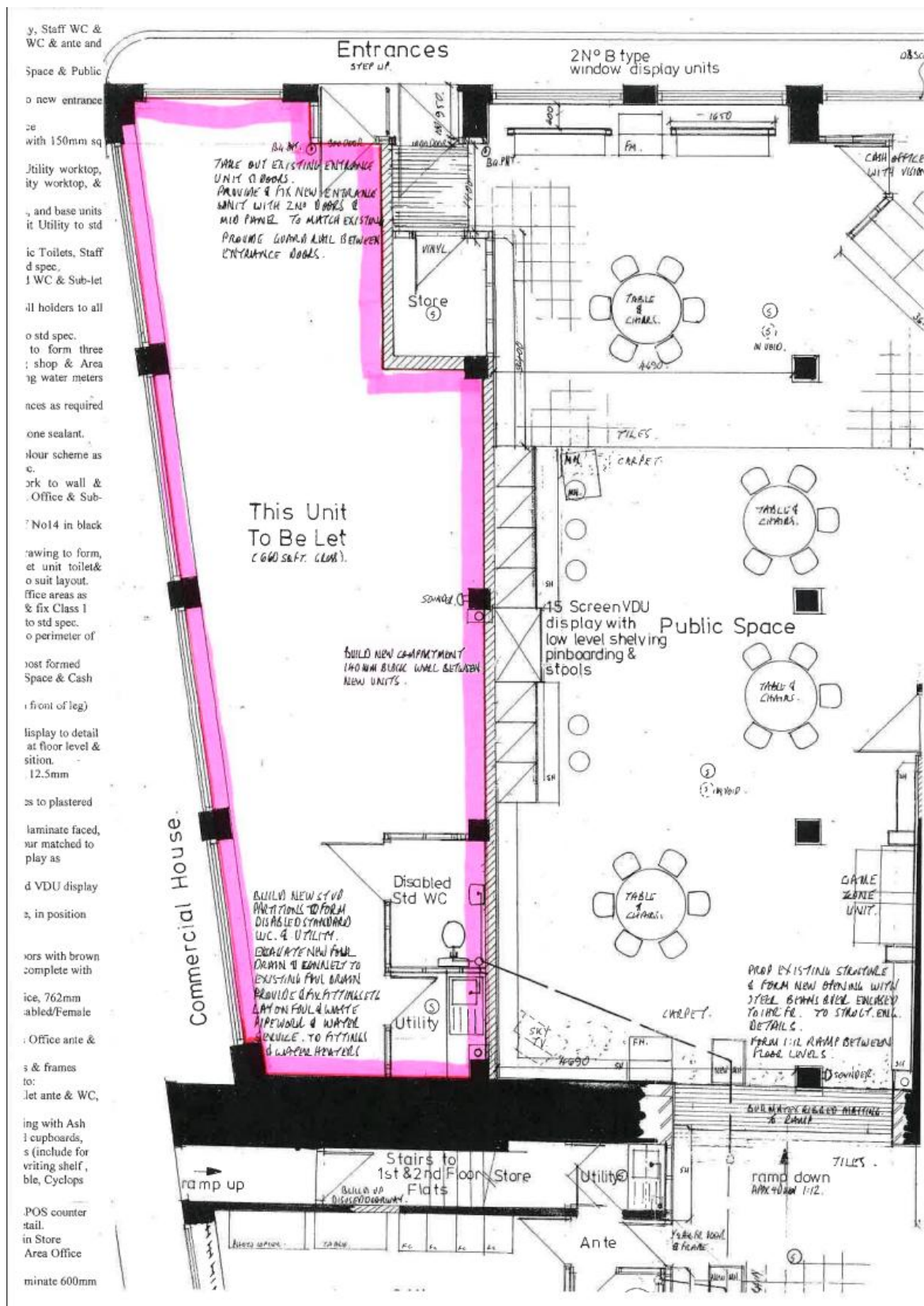
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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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