

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

B006 MILLAIS HOUSE CASTLE QUAY ST HELIER



**1,016 SQ.FT. – 1,543 SQ.FT.
+ 2 PARKINGS SPACES
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



B006 MILLAIS HOUSE CASTLE QUAY

LOCATION

The property is located within Millais House at Castle Quay, a vibrant waterfront development featuring a diverse mix of businesses, including cafés, healthcare services, retail outlets, and professional offices.

The immediate area accommodates a high volume of high-quality residential apartment units and a number of commercial units at ground floor level including Morrisons Daily, Coopers Coffee, Busy Bees Nursery and The Wellness Centre, Channel TV and Castle Quay Medical Practice, to name but a few.

Radisson Blu, Aqua Splash, Fitness First, and Cineworld are located in the surrounding area.

DESCRIPTION

Unit B006 is a ground floor purpose built double-height office. With a floor to ceiling height of over 5m and full length glazing, the unit feels extremely airy and has excellent levels of natural light.

The internal space currently provides a largely open plan layout with ancillary accommodation to the rear providing a kitchenette and disabled WC. There is ample opportunity to cellularise the space and create separate meeting rooms, boardroom and breakout space to suit.

The unit has been fitted out to a high standard with perimeter trunking, air conditioning, LED lighting and carpeting.

The landlord has received planning consent for a mezzanine floor which will create a further 527 sq.ft.. The mezzanine can be provided by the Landlord subject to timing/negotiation.

Two secure underground car parking spaces are available.

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ACCOMMODATION

The total Net Internal Area of unit B006 is:

Ground floor 1,016 sq.ft.

With the mezzanine floor installed:

Ground floor: 968 sq.ft.

Mezzanine: 575 sq.ft.

Total: 1,543 sq.ft.

USE

Class C – Office

TENURE

The premises are available on a new 9-year lease on internal repairing terms with the Lessee being responsible for a fair proportion of all maintenance, Parish rates, building insurance and utilities consumed on site through a service charge.

ASKING RENTAL

£35,500 per annum (equating to £35 per sq ft)

Parking spaces at £3,500 each pa

OCCUPATION

Immediately upon completion of legal formalities.

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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 sole agent:

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

**Sarre & Company
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St Helier
Jersey
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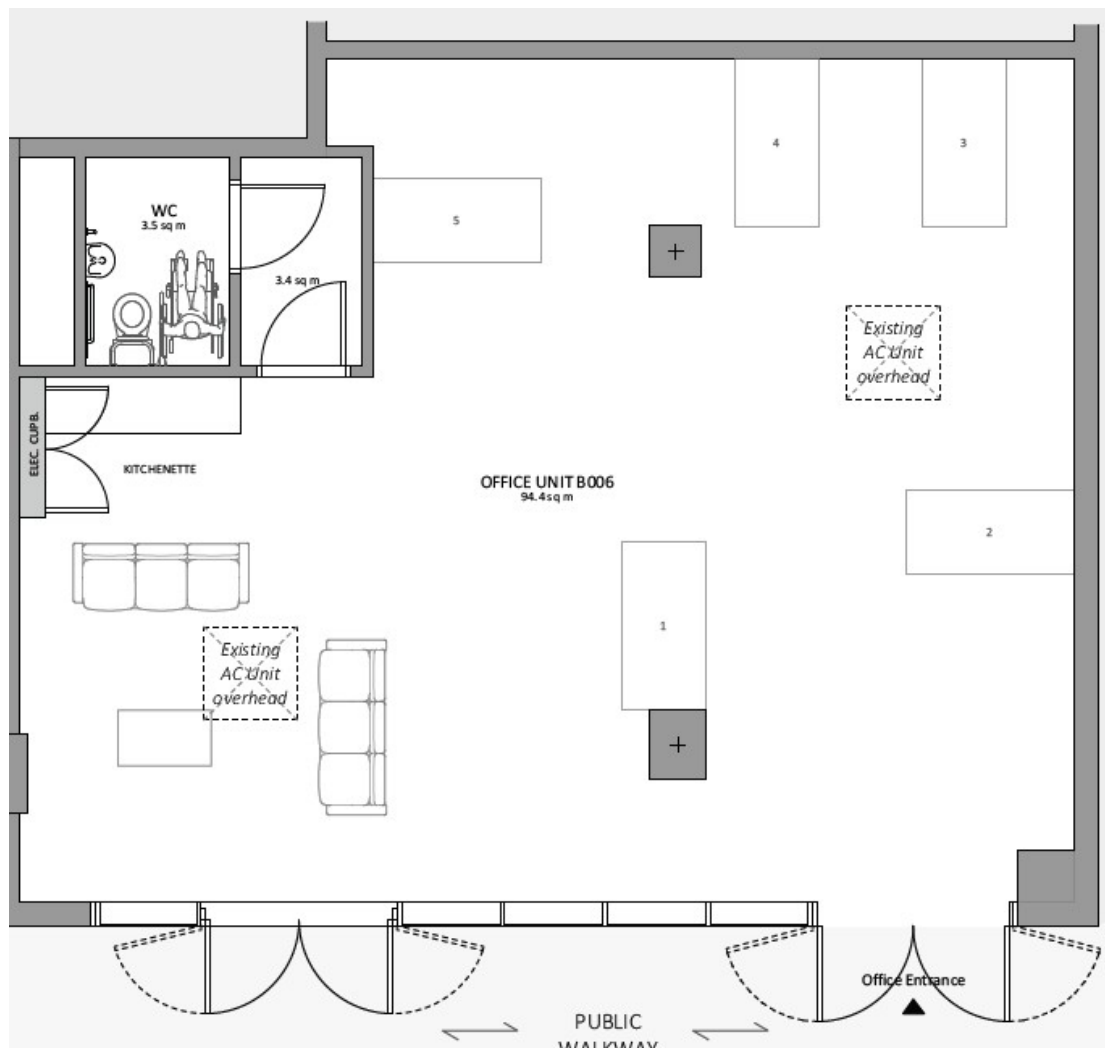
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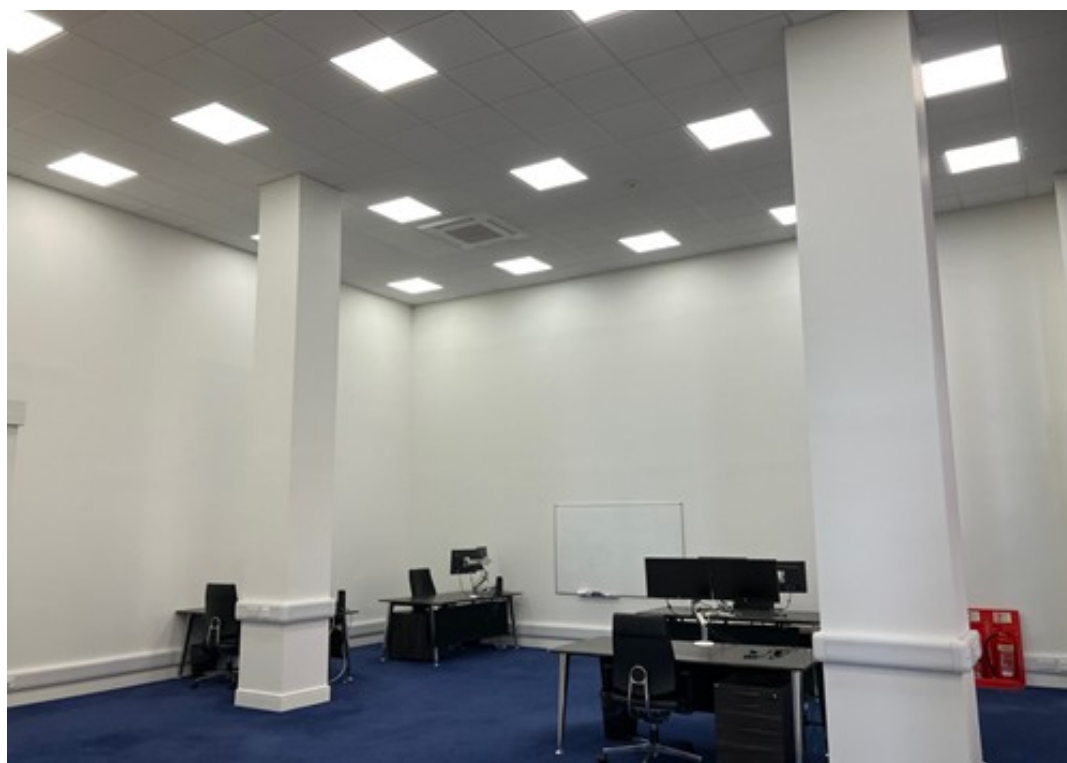
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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EXISTING LAYOUT



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Digimap Address Locator

