

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES 28 NEW STREET ST HELIER JERSEY



TO LET

**APPROXIMATELY 4,663 SQ.FT.
PLUS 5 CAR PARKING SPACES**

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



28 NEW STREET ST. HELIER JERSEY

LOCATION

The property is located within St Helier's Central Business District occupying a prominent position in the recognised prime office area of New Street.

We attach a location plan for reference purposes.

DESCRIPTION

The building is an attractive four storey purpose-built office building in a terrace of similar style properties. The available offices are situated on the third floor (top floor) and provide an efficient open plan floor plate with good natural light.

The available accommodation comprises high specification offices which are to be fully refurbished by the Landlord and will benefit from the following modern day amenities:

- Comfort cooling/ comfort heating
- Suspended ceilings
- Integral LED lighting
- Double glazing
- Fully accessible raised floors
- Lift access
- Male and female toilets
- Disabled toilet
- Shower
- Kitchen
- Security door access system

We attach a floor plan with a suggested Test to fit for reference purposes.

ACCOMMODATION

The approximate 3rd floor area is 4,663 sq.ft.

In addition there are 5 ground floor secure car spaces available if required.

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TENURE

The premises are available on a new 9 year effective fully repairing and insuring style lease, by way of a managed fair proportional style service charge, subject to 3 yearly rent reviews in line with Jersey Cost of Living.

RENTAL

Offices £25 per sq.ft.
Parking £3,500 per annum per space

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with either of the lessee's joint sole agent:

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

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Adam Lescop

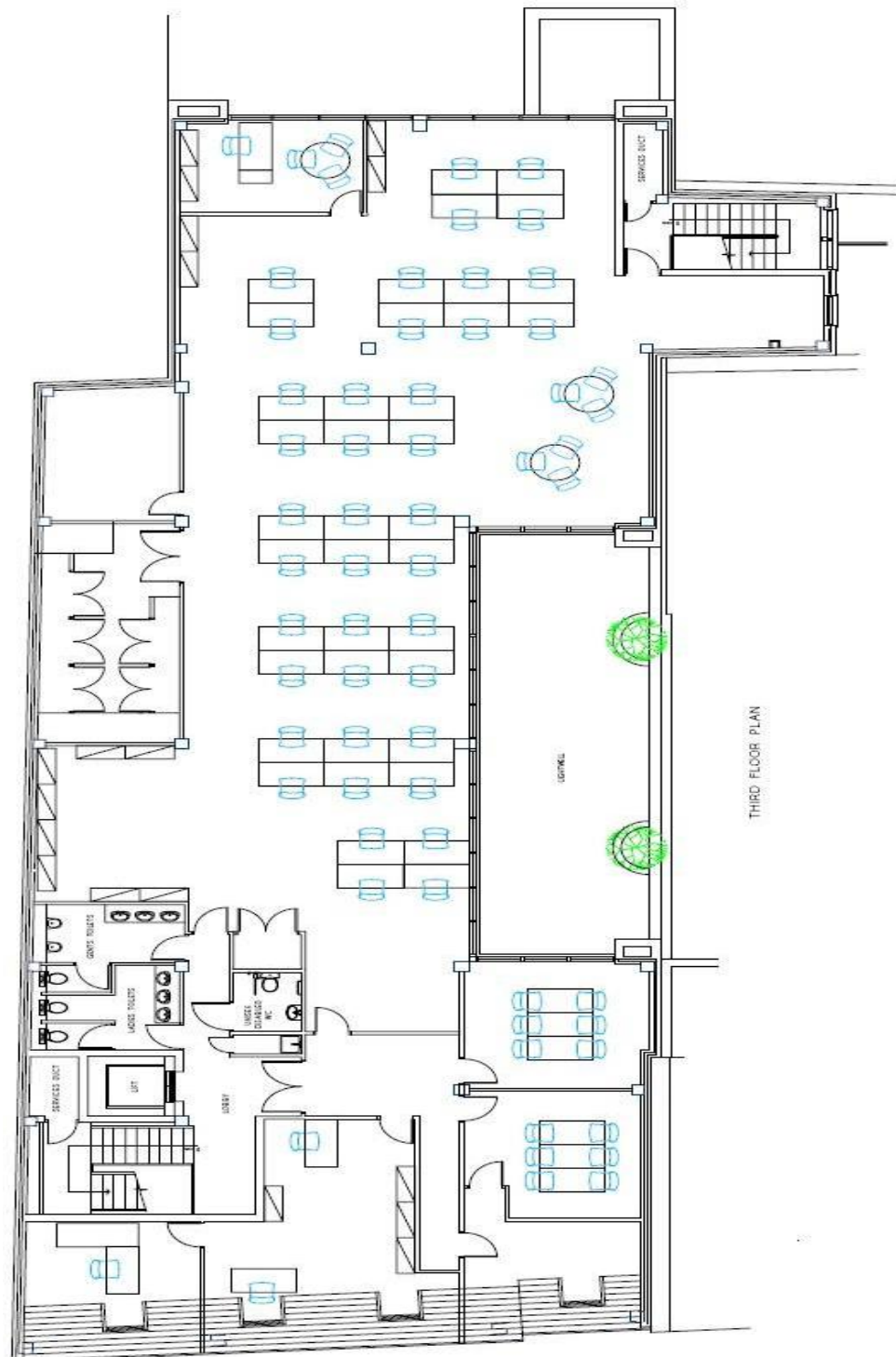
**Gaudin & Co
22 Hill Street
St. Helier
Jersey, JE2 4UA**

Tel: 01534 730341

**E-mail: adaml@gaudin.je
Website: <https://www.gaudin.je/>**

Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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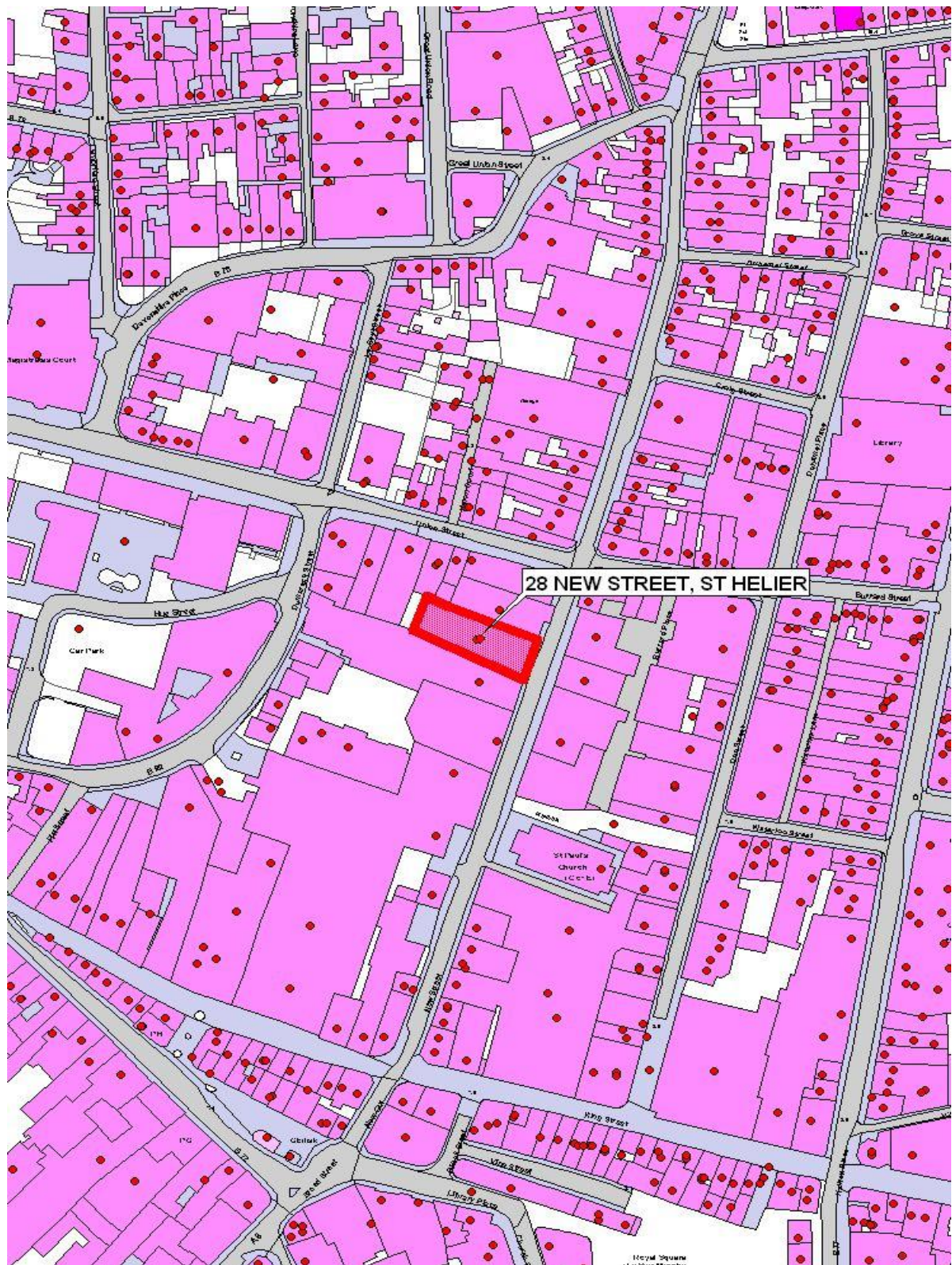


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