

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## HIGH QUALITY OFFICES FIRST AND PART THIRD FLOORS 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER



**APPROXIMATELY 2,646 SQ.FT.  
+3<sup>RD</sup> FLOOR BREAKOUT AREA**

**TO LET**

# 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER

## LOCATION

This prime property is located in the heart of Jersey's Financial Business District, with abundant cafes and restaurants within close proximity.

More specifically, the property is situated fronting Caledonia Place, overlooking Weighbridge Square, with Pier Road multi storey car park and the bus station but a short 3/4 minute walk away

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

## DESCRIPTION

The property is a self-contained purpose built office building over ground and three upper floors. The offices benefit from excellent natural light and a layout that lends itself to both open plan and cellurisation. The premises benefit from the following landlord specification:

- Suspended ceilings;
- 600 x 6000 LED Integral fluorescent lighting;
- Comfort cooling / comfort heating;
- Alloy double glazing;
- Perimeter trunking;
- Lift access to all the office floors (except breakout 3<sup>rd</sup> floor);
- Male & female toilet facilities;
- Fitted Kitchenette
- Break out area to include shower, unisex toilet and kitchenette;

In addition the existing tenant has fitted out the premises to a high standard throughout to include:

- A broadroom
- A meeting room
- Reception Area
- An internal meeting room
- Various items of furniture

# 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER

## **ACCOMMODATION**

The approximate areas of the property are as follows:-

First Floor - 2,646 sq.ft

The third floor totals 382 sq.ft and benefits from a WC, shower facility, kitchenette and breakout/internal meeting space.

## **FLOOR PLANS/TEST TO FIT**

We attach a floor plan of the third floor with the available space shaded in pink and a test to fit plus a clear floor plan of the entire first floor.

## **TENURE**

The premises are held on a 9-year repairing and insuring lease by way of a managed service charge, which commenced on 1 May 2021 and is due to expire on 30 April 2030. Rent reviews are 3 yearly in line with Jersey Cost of Living, however, capped at a maximum of a 10% increase every 3 years. There is a lessee only break clause on 30 April 2027.

The premises are available by way of assignment of the existing lease and benefiting from the existing high quality fit-out.

## **PASSING RENTAL**

£77,000 per annum.

## **OCCUPATION**

Immediately on completion of legal formalities.

# 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER

## **LEGAL AND SURVEYING COSTS**

Each party to bear their own legal and surveying costs, whether or not a transaction arises.

## **OCCUPATION**

Immediately on completion of legal formalities.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **COVENANT STRENGTH / GUARANTOR**

Any transaction will be subject to the proposed assignee being of a suitable financial standing or providing an acceptable guarantee.

## **VIEWING**

For further information, please contact the letting agents:

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

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

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

# 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER

AWAITING PHOTOS

# 6 CALEDONIA PLACE THE WEIGHBRIDGE ST HELIER

AWAITING PHOTOS

## HIGH DENSITY

### SCHEDULE OF OCCUPANCY

|               | OFFICE 1 | OFFICE 2 |
|---------------|----------|----------|
| OFFICE SPACE  | 30       | 19       |
| MEETING ROOMS | 16       | 4        |

### SCHEDULE OF ACCOMMODATION

|               | OFFICE 1            | OFFICE 2           | SHARED             |
|---------------|---------------------|--------------------|--------------------|
| OFFICE SPACE  | 125.4m <sup>2</sup> | 81.0m <sup>2</sup> |                    |
| MEETING ROOMS | 23.3m <sup>2</sup>  | 8.9m <sup>2</sup>  |                    |
| STAFF/KITCHEN | 3.3m <sup>2</sup>   | 6.3m <sup>2</sup>  |                    |
| CIRCULATION   | 2.4m <sup>2</sup>   | 2.4m <sup>2</sup>  | 13.6m <sup>2</sup> |
| WC'S          |                     |                    | 7.3m <sup>2</sup>  |
| TOTAL         | 154.4m <sup>2</sup> | 98.6m <sup>2</sup> |                    |



## NAUTILUS HOUSE

### 1st FLOOR

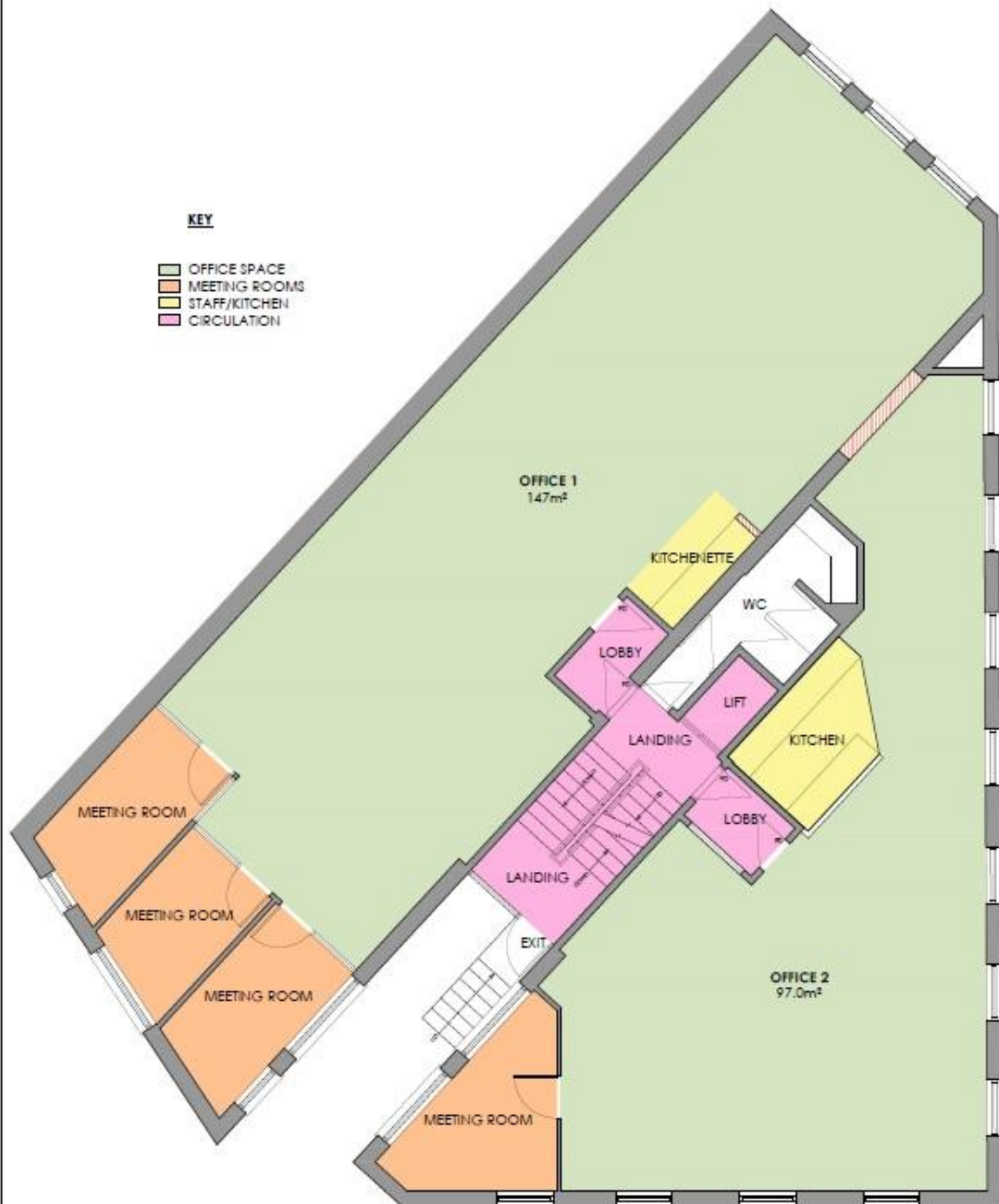
### HIGH DENSITY TEST TO FIT LAYOUT

Scale: 1:100 @A4



**KEY**

- OFFICE SPACE
- MEETING ROOMS
- STAFF/KITCHEN
- CIRCULATION



**NAUTILUS HOUSE**  
1st FLOOR  
BLANK PLAN

Scale: 1:100 @A4





PROPOSED THIRD FLOOR PLAN @ 1:50

Form new shower room for each client.

#### NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is carried out. If in doubt, seek confirmation.  
This drawing must be read in conjunction with all other documents and drawings, schedules and specifications.  
All drawings are to be read in conjunction with relevant drawings from other disciplines. In the case of inconsistency, seek confirmation.  
This drawing must not be copied, reproduced or in part without the prior written permission of Axis Mason Ltd.  
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| Rev | Description      | Drawn | Check | Date     |
|-----|------------------|-------|-------|----------|
| 01  | Issue for tender | AB    | MC    | 03/07/18 |

#### KEY:

|                              |                         |
|------------------------------|-------------------------|
| Protected Lobby:             | Red dashed line         |
| 30min Fire Rated Door:       | Green rectangle         |
| Travel Distances:            | Red dashed line         |
| Predicted Maximum Occupancy: | Blue circle with number |
| Virgin Points:               | Red circle with number  |

0m 2m 4m 6m 8m

**AXIS MASON** Services to House, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Client: **Axis Mason**

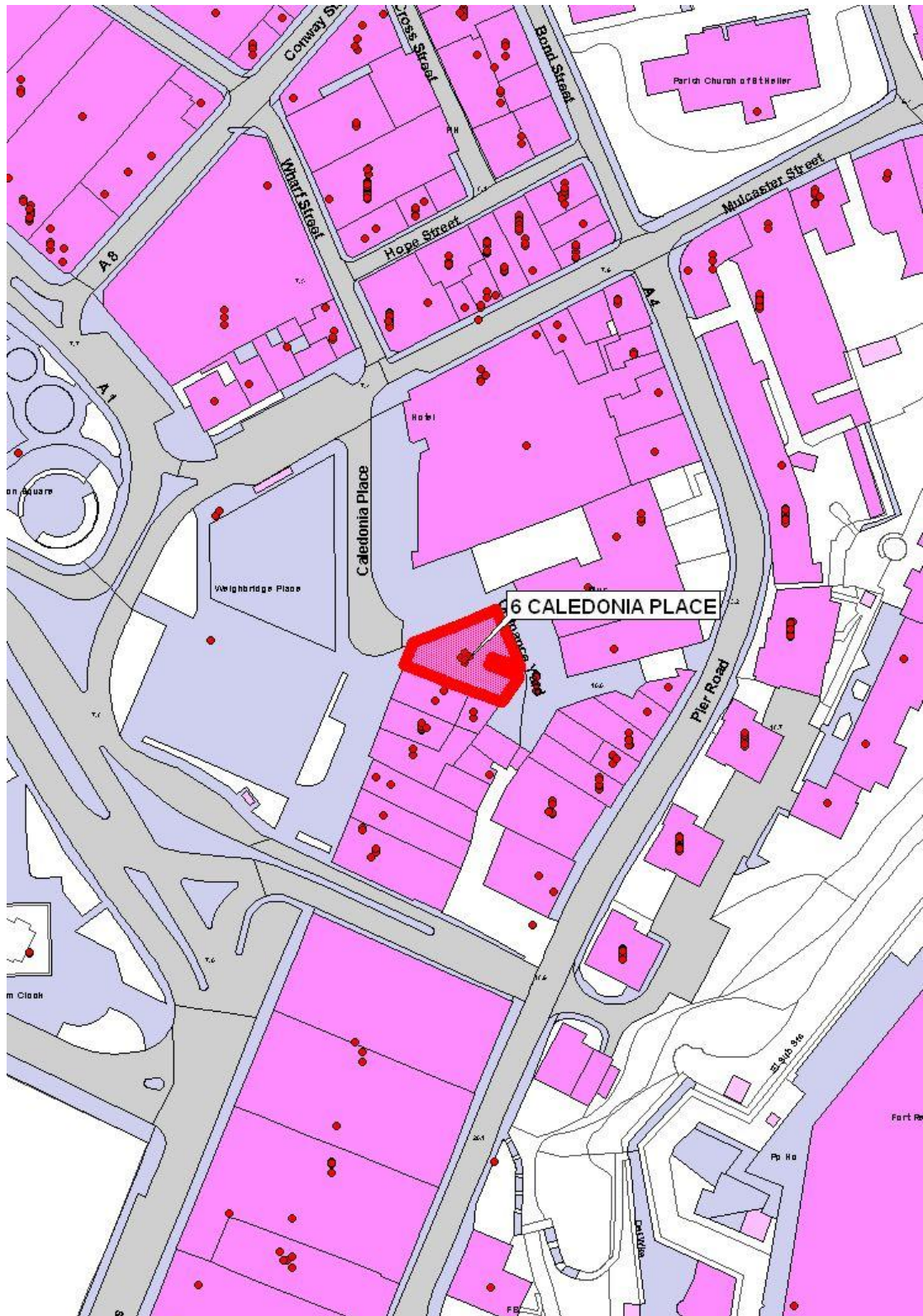
Project: **Third Floor**  
**Nautilus House, 4-6 Calverley Place,**  
**St Helier, Jersey**

Drawing Title: **Existing Floor Plans**  
**Proposed Third Floor Plan**

Scale @ A1: **AS SHOWN** Date: **AUGUST 2018**  
 Project Coordinator: **MC** Issue Status: **BYE-4-AUG**

Job No: **3575** Drawing No: **200** Rev No: **01**

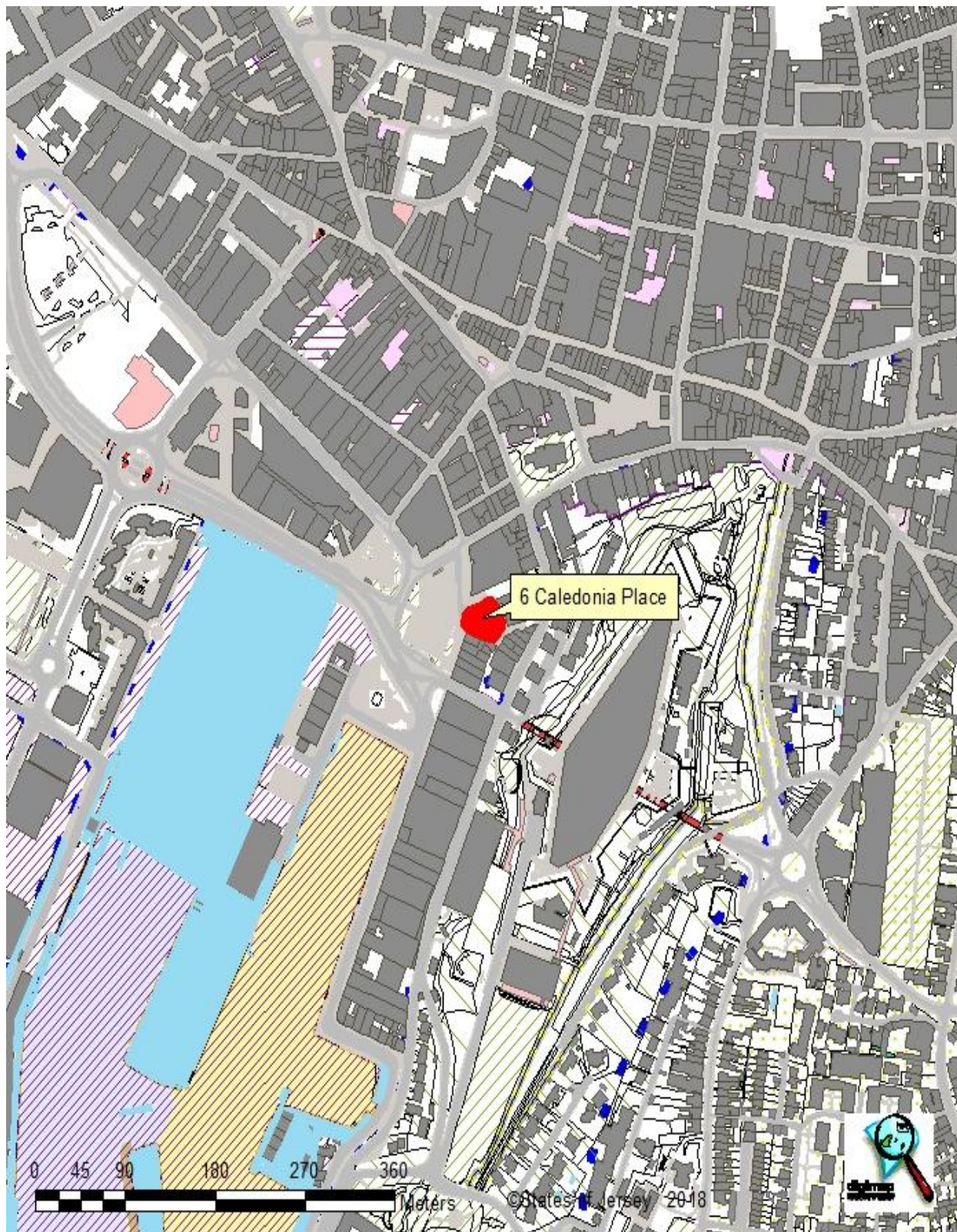
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