

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SHOWROOM OFFICES WITH EXTENSIVE STORAGE 9 COMMERCIAL BUILDINGS ST HELIER



**OFFICES – 2,727 SQ.FT.
STORAGE/ANCILLARY – 5,708 SQ.FT.
SHOWROOM – 7,319 SQ.FT.**

TO LET ON A NEW LEASE



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



9 COMMERCIAL BUILDINGS ST HELIER

LOCATION

The property is located within St Helier's Central Business District fronting the inner town harbour and within close proximity to St Helier's Town Centre.

More specifically the premises are situated on the Southern end of Commercial Buildings.

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

DESCRIPTION

The building consists of ground, first floor and mezzanine offices, storage and ancillary studio space, with a spacious 3 bed apartment at second floor level which is leased separately.

- Offices/Showroom

The general specification of the offices/showroom area are as follows:

- Suspended ceilings
- Integral fluorescent lighting
- Part cellurised
- Boardroom with cooling/heating
- Efficient open plan working area
- Carpeted throughout
- Male & Female WC facilities
- Kitchenette

- Studio Areas

Part open plan, part cellurised space, previously utilised as a media studio.

- Storage

Basic storage facilities with a kitchenette and male and female WC facilities.

We attach a selection of internal photographs for reference purposes.

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ACCOMMODATION

Ground Floor

Front Showroom	2,784 sq.ft.
Middle Showroom	4,535 sq.ft.
Kitchenette	163 sq.ft.
WC Facility	N/A

First Floor

Front Offices	1,776 sq.ft.
Middle Offices	621 sq.ft.
Studio	1,233 sq.ft.
Storage	1,490 sq.ft.
Rear Store	2,230 sq.ft.

Mezzanine

Office Space	330 sq.ft.
Storage	592 sq.ft.

Summary

Showroom	7,319 sq.ft.
Offices	2,727 sq.ft.
Storage/Studio/Ancillary	5,708 sq.ft.

Total	15,754 sq.ft.
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TENURE

The premises are available as a whole or in part on a new lease for a duration of 9 years, on internal repairing style terms.

The tenant shall be responsible, however, for a fair proportion of all Parochial Rates, building insurance and utilities consumed.

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ASKING RENTAL

£100,000 per annum.

OCCUPATION

Available from November 2025.

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**

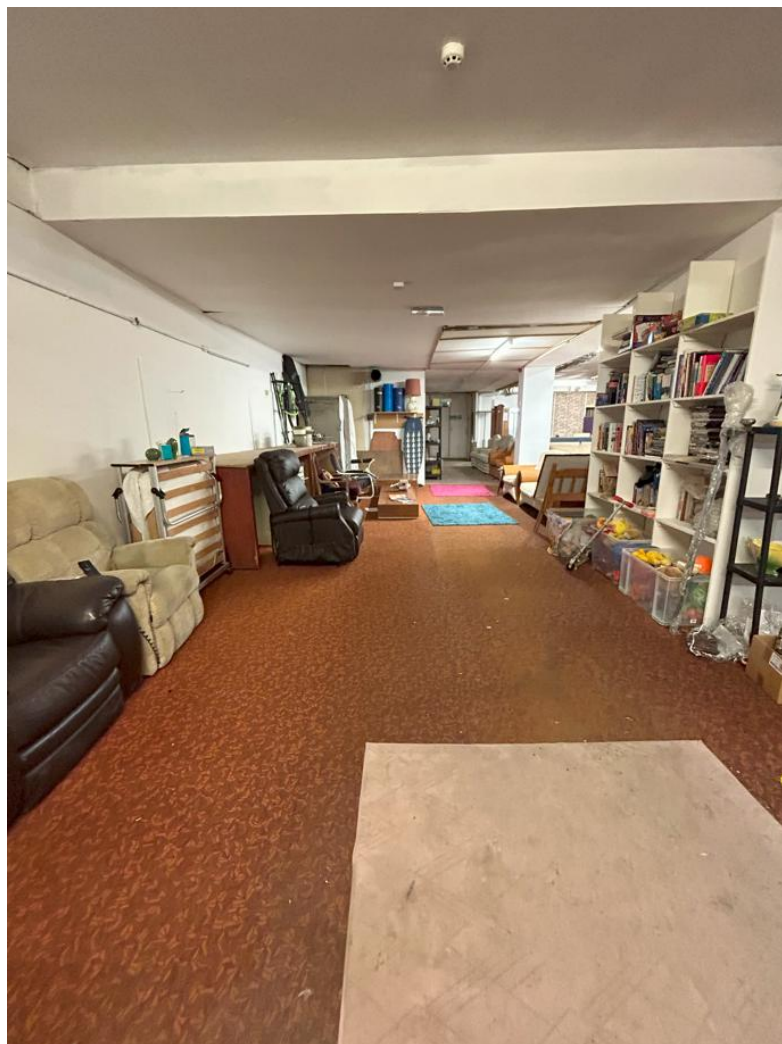
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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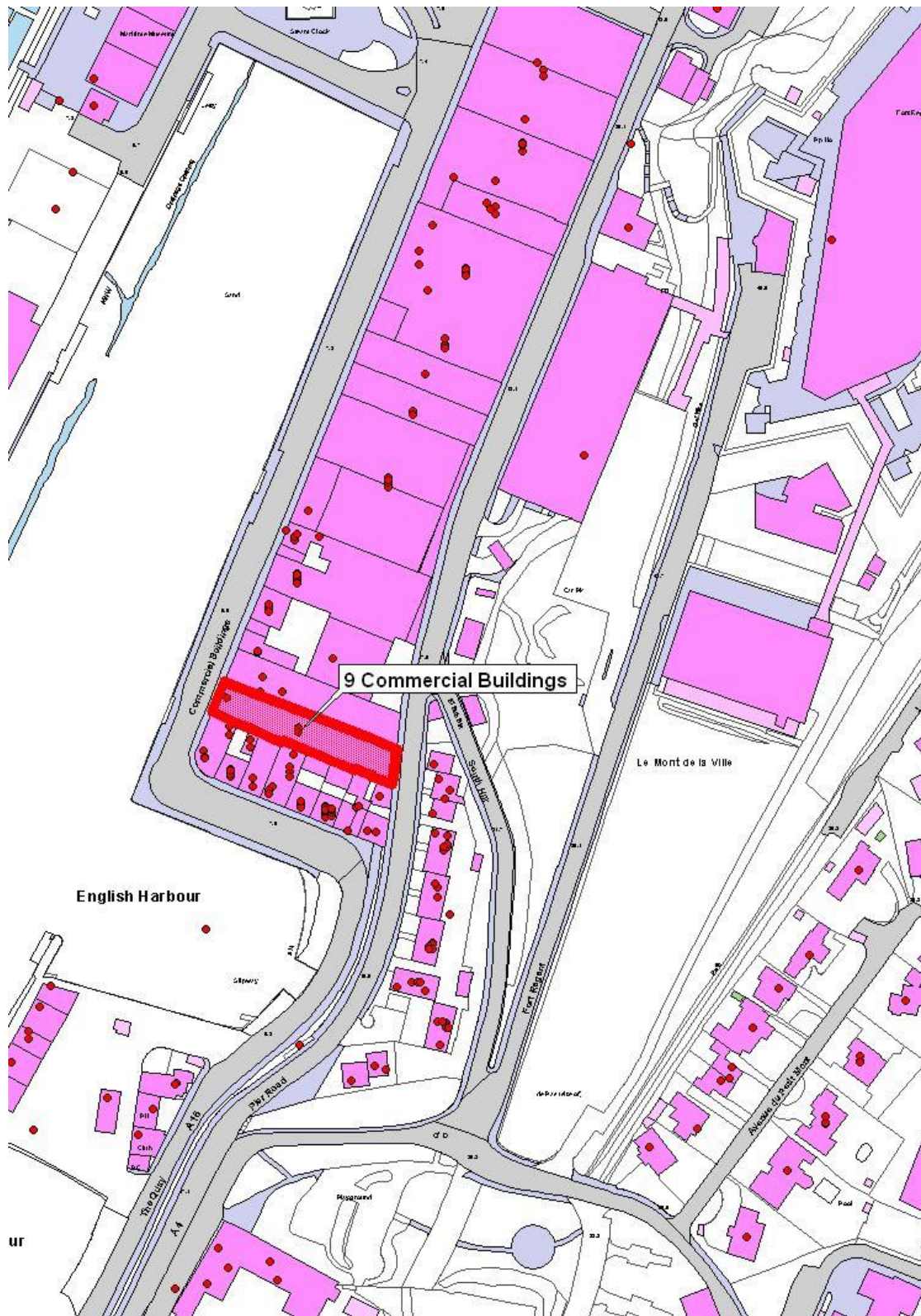


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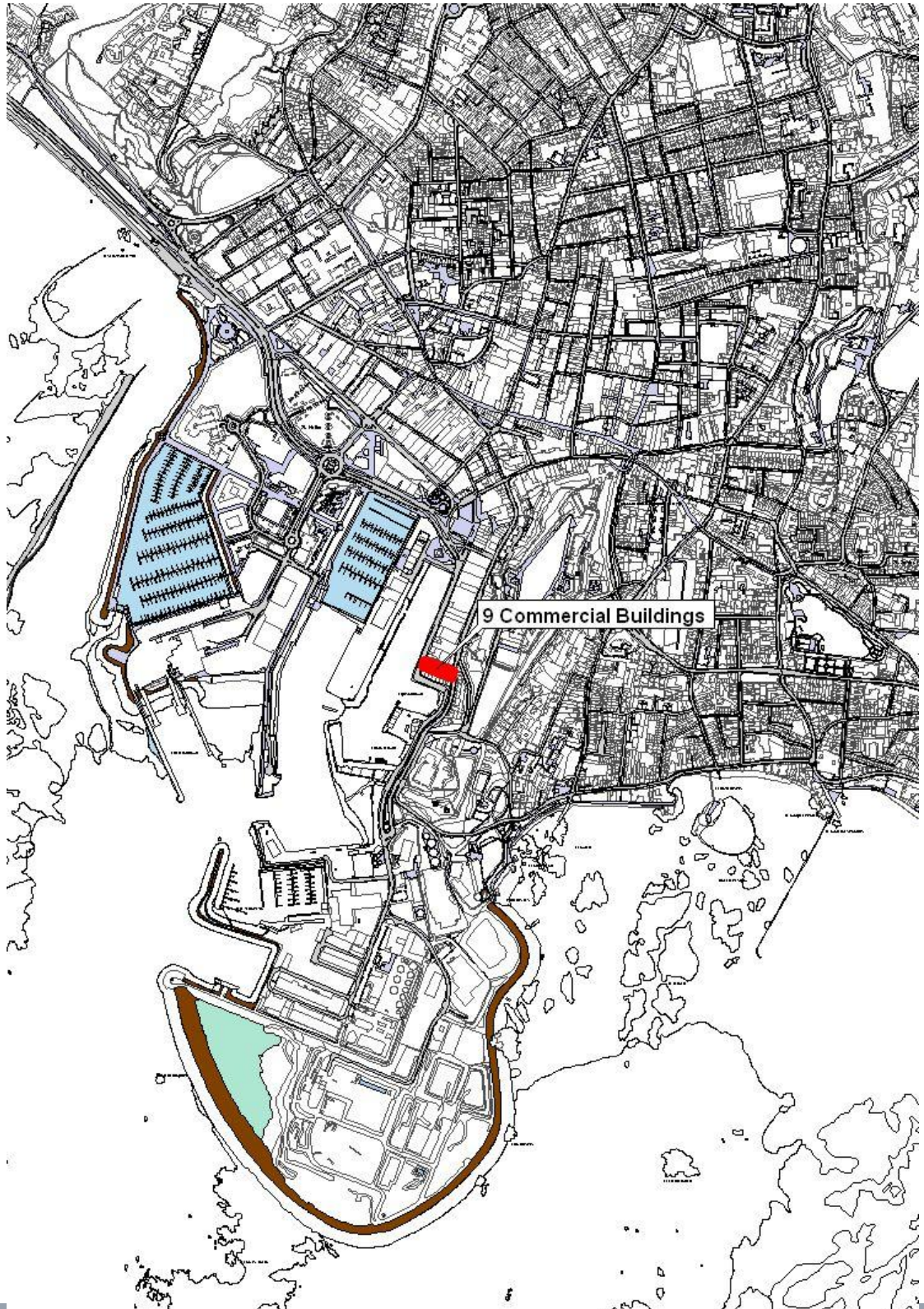


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