

**5 ST ANDREWS PLACE,
ST HELIER, JERSEY**



Sarre & Company
CHARTERED SURVEYORS

**PRESTIGE NICHE
OFFICE BUILDING
5 ST ANDREWS PLACE
ST HELIER**



**FIRST FLOOR OFFICES
NEW LEASE AVAILABLE
APPROXIMATELY 2,023 SQ.FT.**



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



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LOCATION

The building forms part of the St Andrews Place prime office development, which is situated at the junction of Castle Street and Charing Cross.

Nearby occupiers include Standard Chartered Bank, Spoor Fisher, Jersey Financial Services Commission, CPA, Apex, Rathbones, Jersey Trust, UBS and BNP to name but a few.

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

DESCRIPTION

The building is a purpose built office building constructed to a modern day specification, to provide efficient open plan floors, accessed off a quiet courtyard environment. The property consists of four floors in total, benefiting from the following specification, having been fully refurbished several years ago:-

- Feature granite façade;
- Comfort cooling/heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Fully accessible raised floors;
- Lift access to all floors;
- Shower facility;
- Male & female WC facilities.

The available space consists of the entire first floor, which was comprehensively fitted out to include the following amenities:-

- Several private offices;
- Carpeting throughout;
- Kitchenette facilities;
- Certain items of furniture.

We attach a floor plan for identification purposes, showing the current office layout.

ACCOMMODATION

The approximate net area of the available space on the first floor is 2,023 sq.ft.

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TENURE

The premises are available on a new lease based on fully repairing and insuring terms through a service charge with 3 yearly rent reviews in line with Jersey cost of living.

RENTAL

Offices £28 per sq.ft.

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI Arb
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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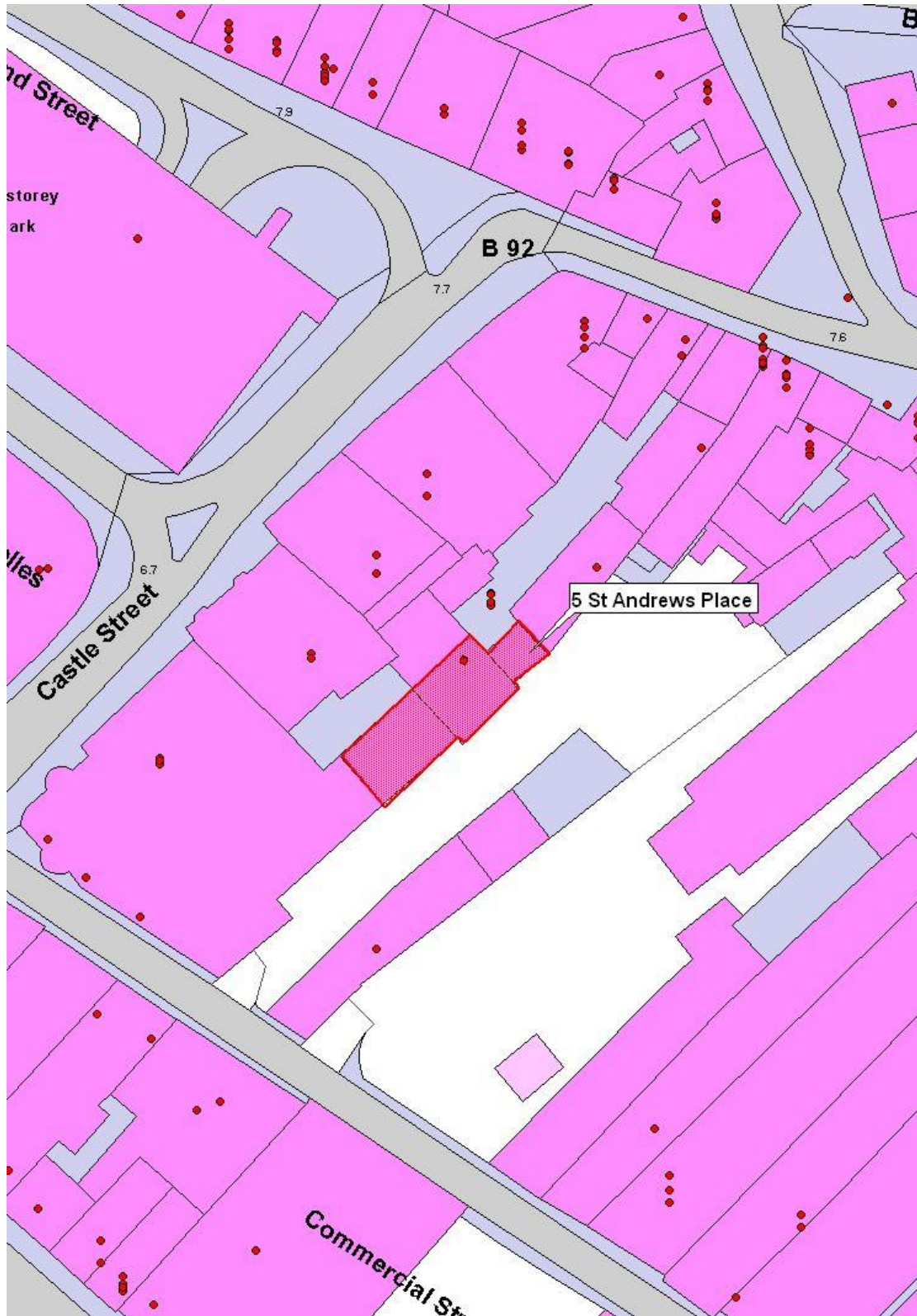
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

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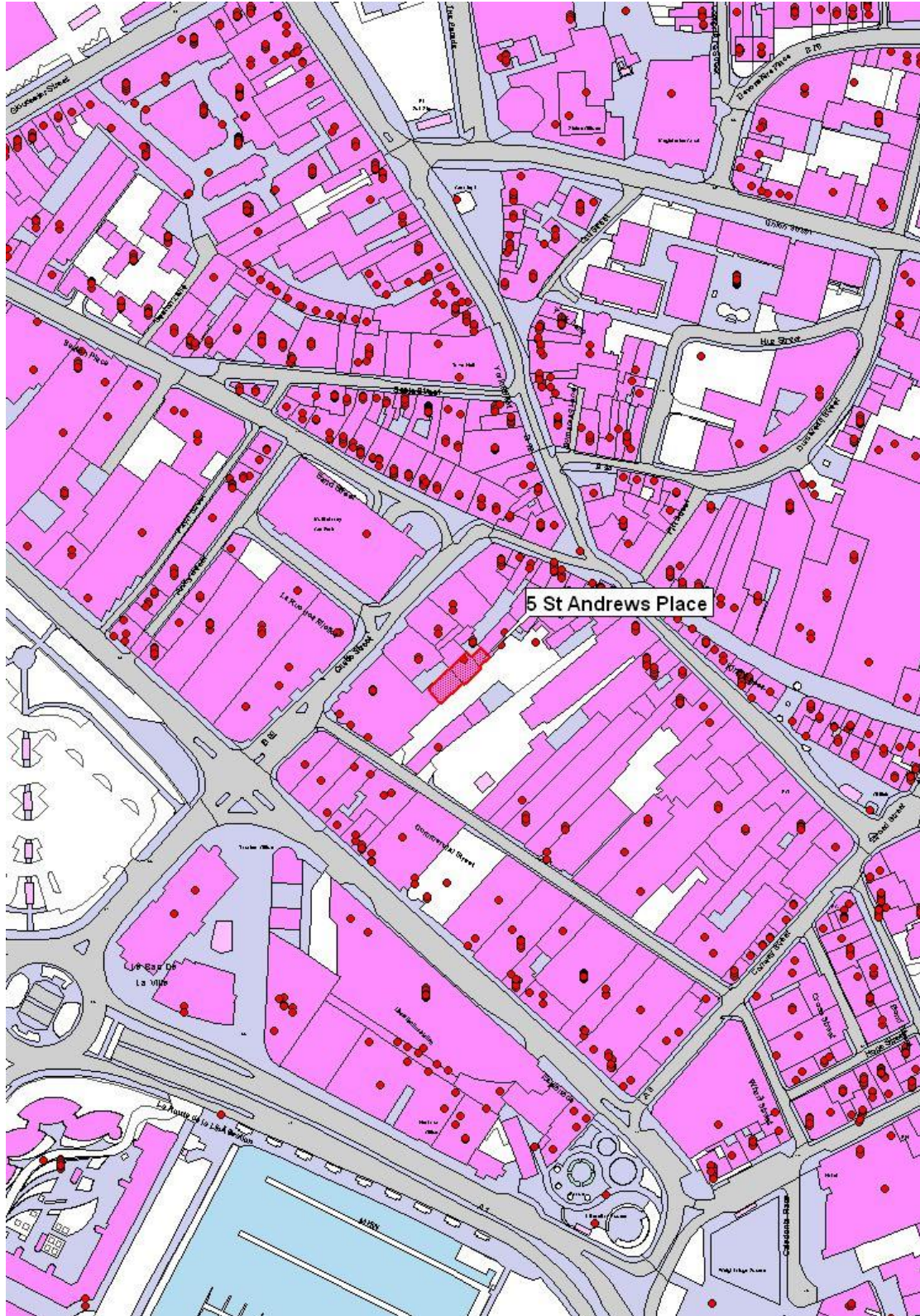


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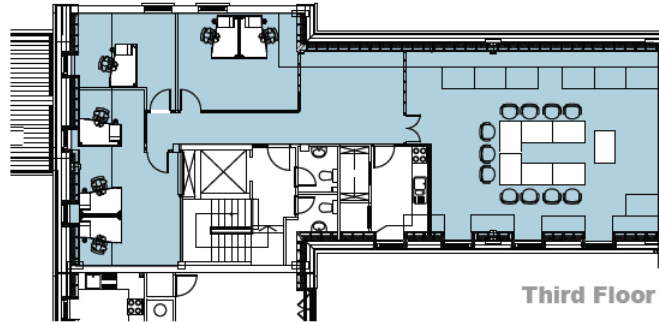
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TEL: 280100

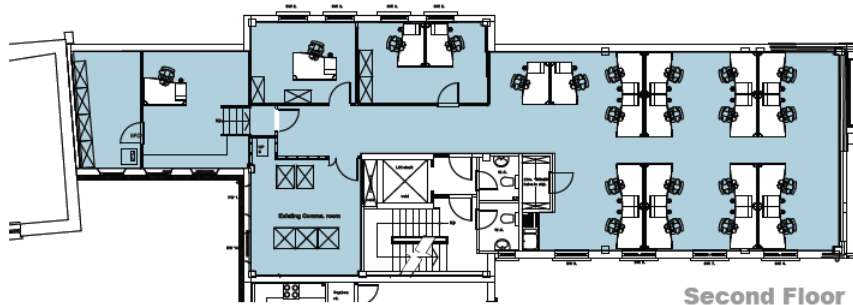


NAISHWADDINGTON INTERIORS

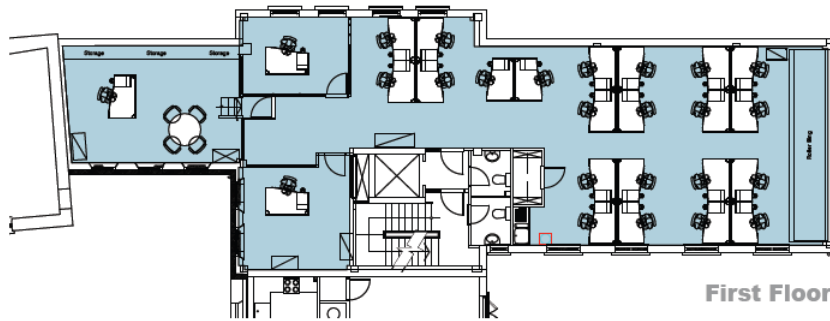
5 St Andrews Place



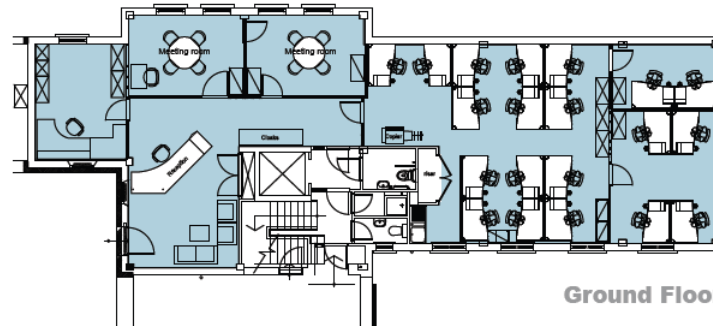
Third Floor



Second Floor



First Floor



Ground Floor

Client: -
Project: 5 St Andrew's Place

Drawing: General arrangements of all floors
Date: - 16th July 2012

Scale: - 1:100

Drg No:
-

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