

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES TOP FLOOR 47-49 LA MOTTE STREET ST HELIER JERSEY



**APPROXIMATELY 6,014 SQ.FT.
+ UP TO 4 CAR PARKING 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



47 LA MOTTE STREET ST HELIER, JERSEY

LOCATION

The property is situated within St Helier's financial and Central Business District, being only 3 minutes' walk from the primary pedestrianised retailing precincts.

More specifically, the property is positioned on the Northern side of La Motte Street, forming the prominent corner with Ann Street.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a high specification four storey, self-contained, purpose-built office building benefitting from an attractive façade.

The available accommodation is situated on the top floor and is laid out in an efficient manner. The offices benefit from the following general amenities:

- Excellent natural light;
- Suspended ceilings ;
- Integral fluorescent lighting;
- Full air-conditioning;
- Raised floors;
- 2 lifts serving all floors;
- Male & female and disabled WC facilities;
- Shower facility;
- Two kitchens;
- External terraces;
- Basement parking.

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The offices as currently laid out benefit from the following:

- One 14 person boardroom;
- Three/four meeting rooms;
- Five private offices;
- One 8 person internal meeting room;
- Comms room.

We attach a floor plan as currently laid out and several internal photographs.

The premises are potentially available fully furnished.

ACCOMMODATION

The approximate net internal area of the offices are as follows:

Third Floor 6,014 sq.ft.

In addition to the above, there is a private basement car park, with the provision for up to 4 car spaces, with direct lift access.

We attach a location plan for reference purposes.

TENURE

The property is available on a new sub-lease for up to 9 years.

The general terms are to be based on the principles of an internal repairing sub-lease, however, a service charge will be levied by way of fair proportion to recover a fair proportion of the building insurance, foncier rates, air conditioning/ lift maintenance costs and general outgoings.

The lessee, however, shall not be responsible for contributing to any items that are beyond economical repair and require replacement.

Rent reviews are to be 3 yearly in line with the overriding head-lease.

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RENTAL

Offices	£23 per sq.ft.
Parking	£3,000 per annum per space

OCCUPATION

First/Second quarter 2022.

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 or Julian Roffe FRICS MCI. Arb
Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR

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E-mail: property@sarreandcompany.co.uk
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

NOT TO SCALE

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DATE: 12/15/2011

PROJECT: [REDACTED]

NO. 101

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JOHN WATSON ARCHITECTS

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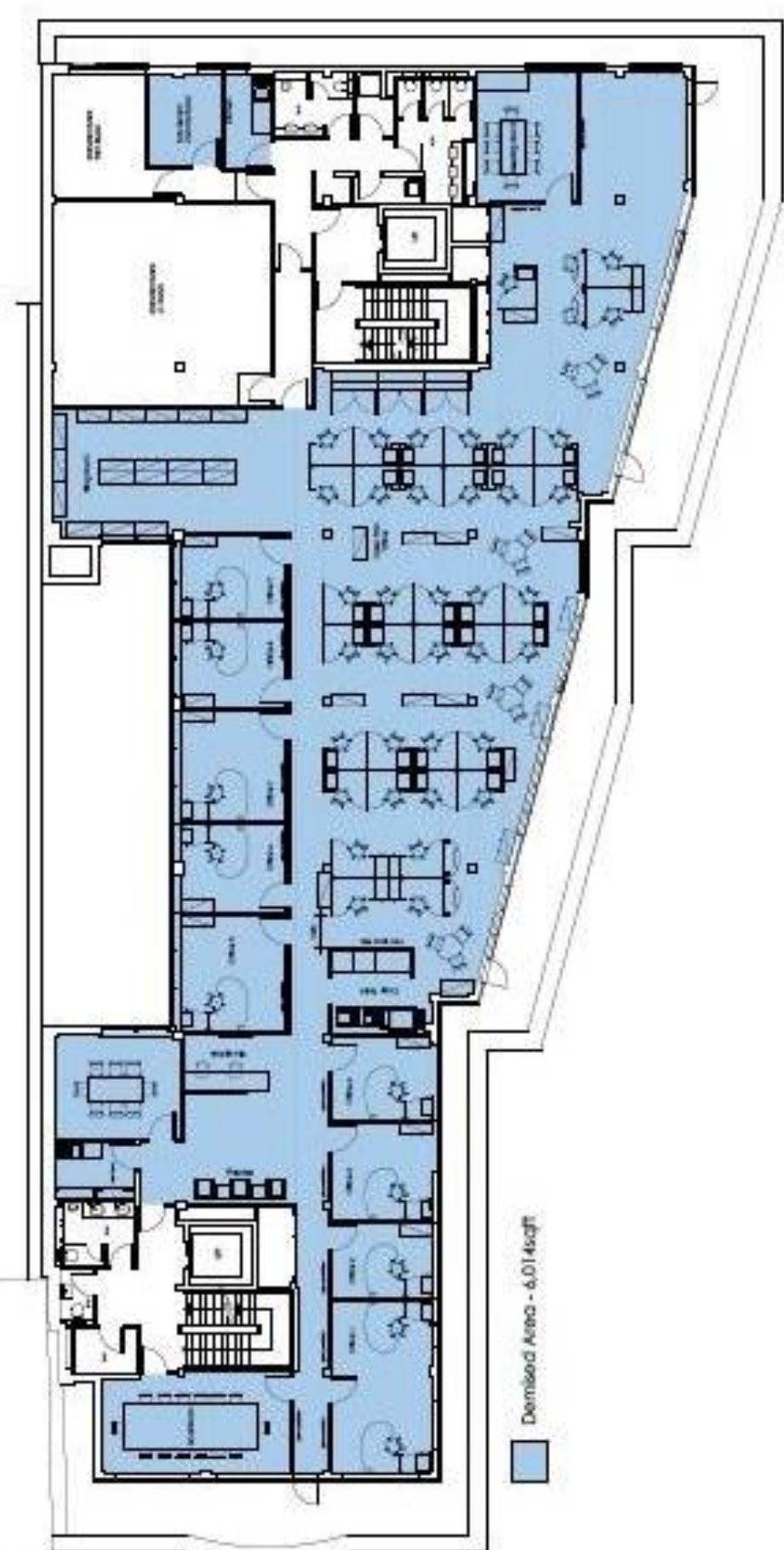
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Demised Area - 6,014sqft

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Meeting Room



Boardroom

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Rear Private Office Area

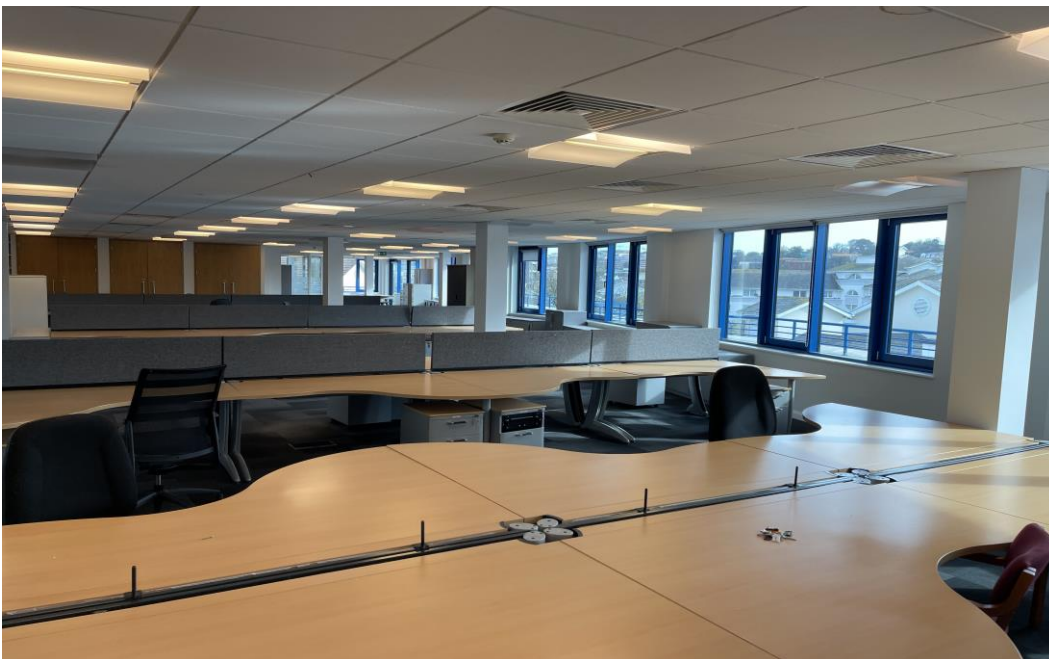


Private Office

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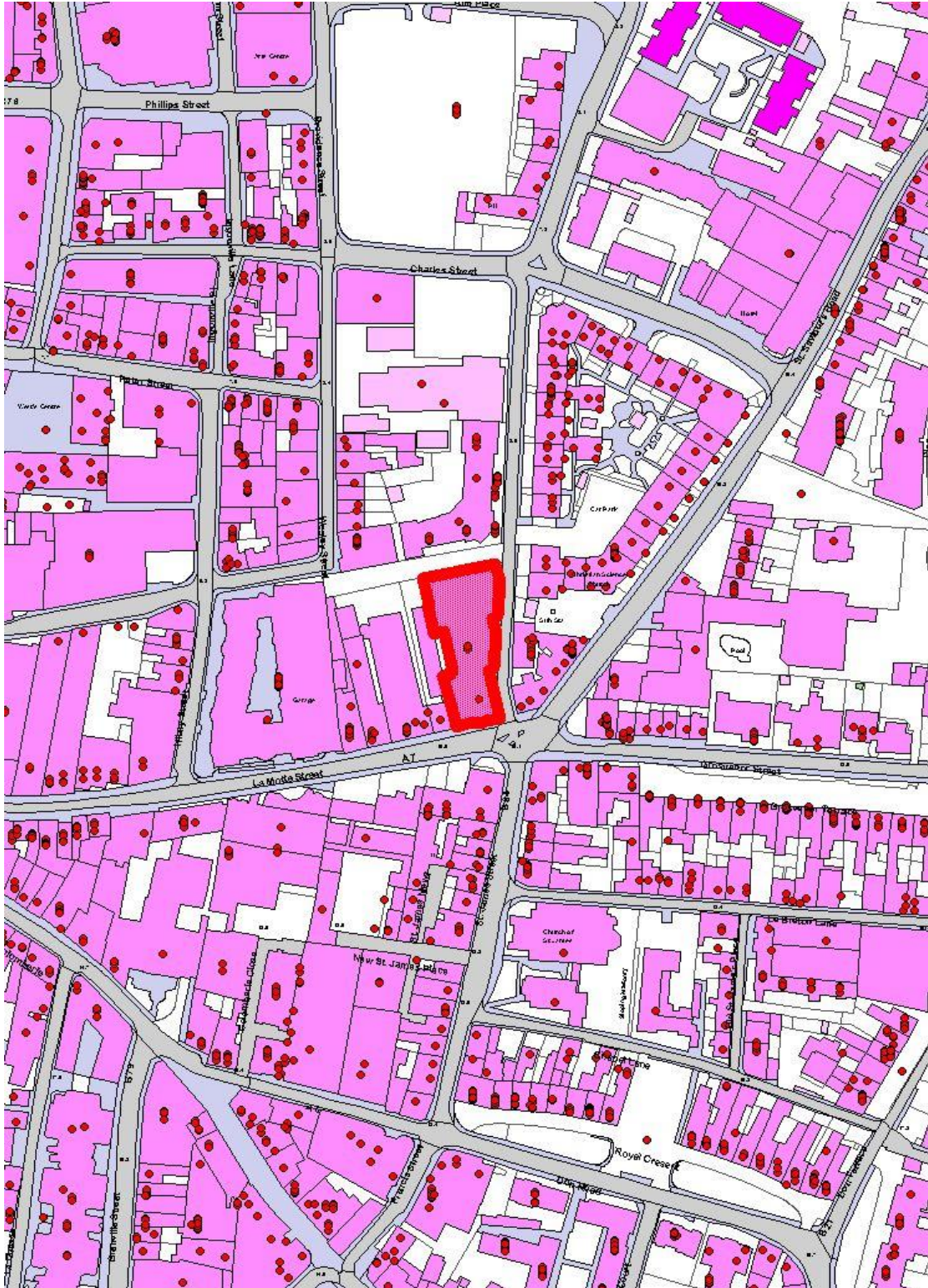


Open Plan Area



Open Plan Area

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