

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FITTED OUT FIRST FLOOR OFFICE SUITE COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER



APPROXIMATELY 3,782 SQ.FT.

PLUS 2 CAR 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



PART FIRST FLOOR, COMMERCIAL HOUSE, ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District, being within close proximity to the prime office areas and St Helier's principal pedestrian retailing precinct namely King Street.

More specifically, the property is situated on the Northern side of Commercial Street close to the junction with Conway Street.

We attach a location plan and 2 plans showing the existing partitioning layout with suggested test to fits, for reference purposes.

DESCRIPTION

The offices are situated at floor level with access off a quiet courtyard.

The premises benefit from the following general amenities:

- Suspended ceiling with integral lighting.
- Comfort cooling/comfort heating;
- Double glazing;
- Perimeter trunking;
- Lift access;
- Fully fitted kitchen;
- Shower facility;
- Male and female WC facilities;
- Good natural light.

The premises are currently fitted out to provide the following:

- Spacious reception and waiting area;
- 10/12 person boardroom;
- 4 person meeting room;
- Fully fitted kitchen;
- 5 private offices;
- Shower facility;
- Comms room
- Open plan workstation area;
- A fireproof archive store area.

PART FIRST FLOOR, COMMERCIAL HOUSE, ST HELIER

ACCOMMODATION

Part First Floor South - 3,782 sq.ft.

Up to two parking spaces are potentially available.

TENURE

The premises are available by way of a new 9 year lease on internal repairing terms. Rent reviews are 3 yearly in line with Jersey Cost of Living.

The tenant is to be responsible for a fair proportion of the service charge, which includes building insurance, maintenance of the cooling and heating system, electricity supply, water rates, Parish rates, communal area internal repairs and decoration, cleaning of the courtyard and management costs.

The landlord will remain responsible for the structure and fabric of the exterior and keeping the building wind and watertight.

ASKING RENTAL

Offices £24 per sq.ft.

Parking £3,250 per annum per space.

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

PART FIRST FLOOR, COMMERCIAL HOUSE, ST HELIER

COVENTANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By appointment by the vendor's sole agent:

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

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

Tel: 01534 888848

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.

NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be shown on site before any work is put in hand. If in doubt, seek confirmation.
 This drawing must be read in conjunction with all other attached related drawings, schedules and specifications.
 All drawings are to be read in conjunction with relevant drawings from other consultants. In the event of inconsistency, seek confirmation.
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Rev	Description	Drawn	Checkd	Date
PT	Marketing Layout	BC	MC	13/08/24

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 LONDON GLASGOW JERSEY COVENTRY DUBLIN

Client: 11 Broad Street Limited

Project: 1st Floor, Commercial House,
 Commercial Street,
 St Helier, Jersey

Drawing Title: Proposed First Floor Main Plan
 Option A

Scale @ A3: 1:100	Date: AUGUST 2024
Project Co-ordinator: MC	Issue Status: PRELIMINARY

Job No: 4833	Drawing No: 100A	Revision: P3
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- KEY:**
- Circulation
 - Reception / Waiting Area
 - Open Plan Office
 - Breakout
 - Offices / Meeting Rooms
 - WC / Showers
 - Storage / Comm



NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

This drawing must be read in conjunction with all other architectural drawings, schedules and specifications.

All drawings on this sheet are to be read in conjunction with all relevant drawings from other consultants in the case of discrepancies, with construction.

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Rev	Description	Drawn	Check	Date
PT	Marketing Layout	BC	MC	13/06/24

AXIS MASON

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LONDON GLASGOW JERSEY GDANSK DUBLIN

Client: 11 Broad Street Limited

Project: 1st Floor, Commercial House,
 Commercial Street,
 St Helier, Jersey

Drawing Title: Proposed First Floor Main Plan

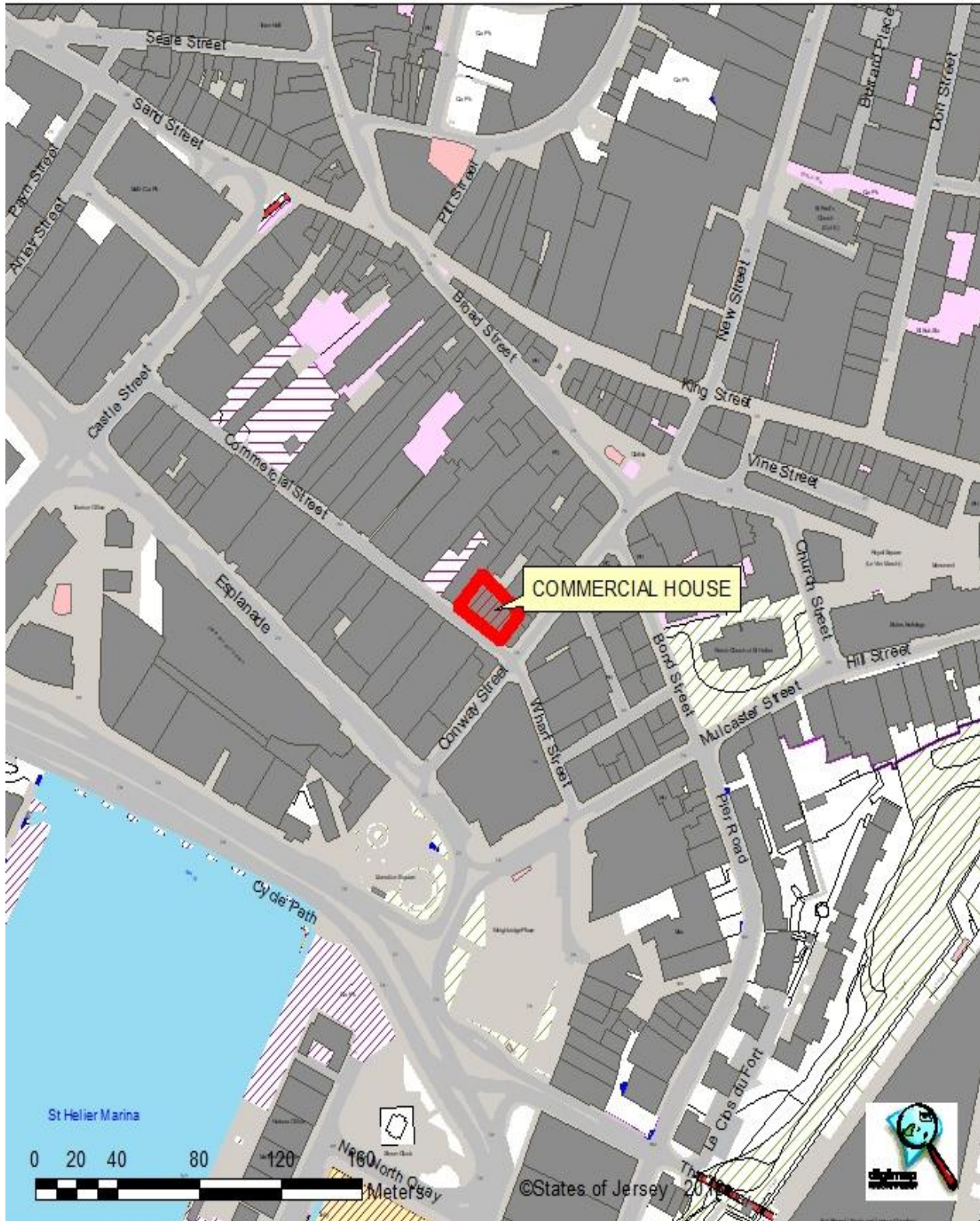
Scale @ A3: 1:100	Date: AUGUST 2024
Project Co-ordinator: MC	Issue Status: PRELIMINARY

Job No: 4803	Drawing No: 1058	Revision: P3
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- KEY:**
- Circulation
 - Reception / Waiting Area
 - Open Plan Office
 - Breakout
 - Offices / Meeting Rooms
 - WCs / Showers
 - Storage / Comms

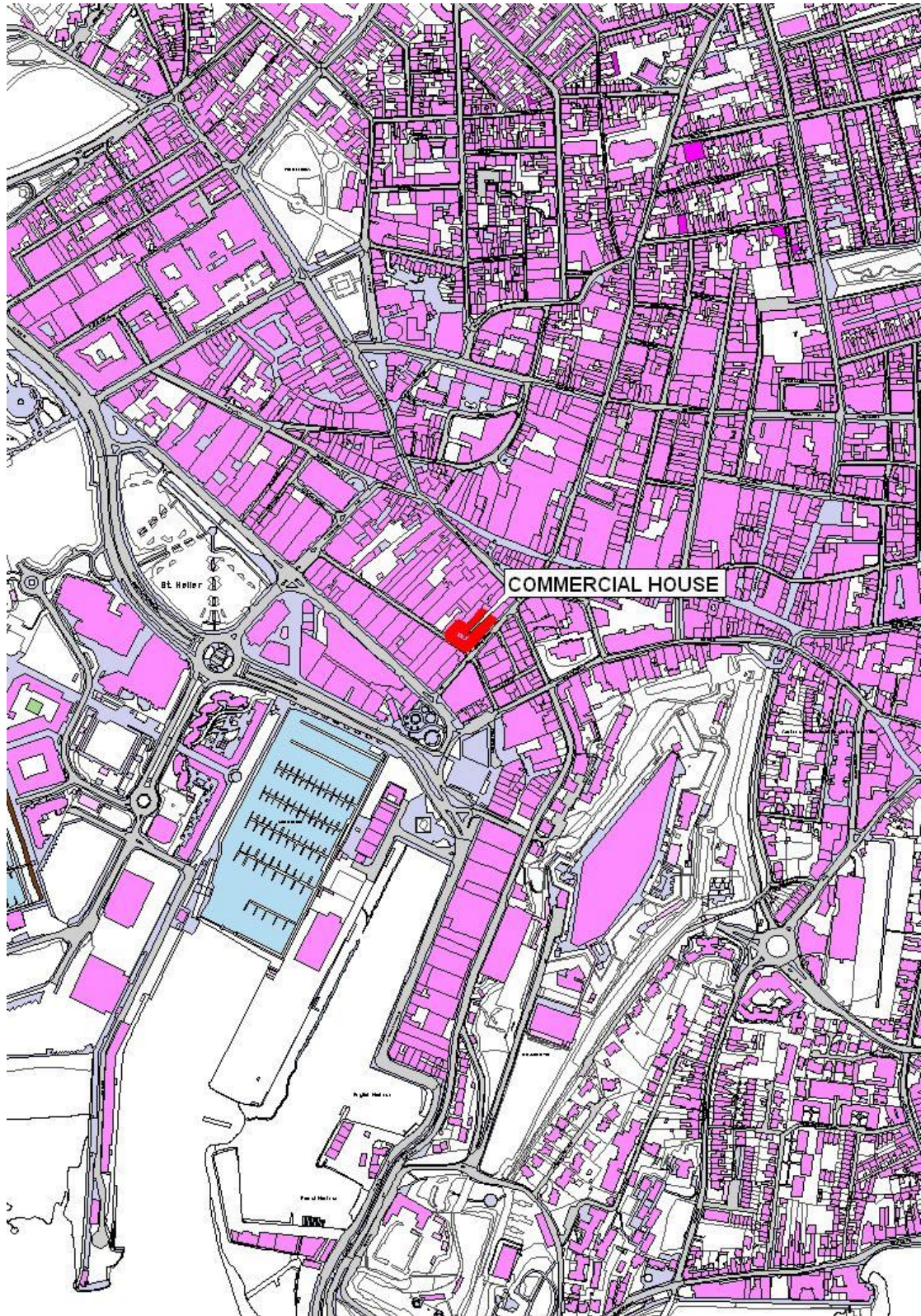


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