

# NICHE WEST OF ISLAND OFFICES TO LET



**Sarre & Company**  
CHARTERED SURVEYORS

## OUT OF TOWN OFFICES L'AVENUE DE LA COMMUNE JERSEY AIRPORT ST PETER



**TO LET**

**APPROXIMATELY  
307 SQ.FT., 1,142 SQ.FT.,  
UP TO 1,449 SQ.FT.**

**PLUS AMPLE PARKING**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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# L'AVENUE DE LA COMMUNE ST PETER

## LOCATION

The offices are located on the Western side of the Island located next to Jersey Airport. More specifically the offices are situated on the West Side of L'Avenue de la Commune opposite La Rue du Saut Falluet. We attach a location plan for ease of reference.

## DESCRIPTION

The property provides for ground and 1<sup>st</sup> Floor office accommodation. The floors benefit from the following amenities:

- Suspended ceiling
- Integral lighting
- Double glazing
- Efficient floor plan
- Power and data & floor sockets
- Male, female and disabled W/C facilities
- Kitchenette facilities
- Lift access
- Good natural light

## ACCOMMODATION

The approximate net internal areas of the available accommodation are as follows:

Ground Floor	307 sq.ft.
First Floor	<u>1,142 sq.ft.</u>
<b>Total</b>	<b>1,449 sq.ft</b>

12 car spaces are available in total.

## TENURE

The premises are available as a whole or on a floor-by-floor basis, on new 9 year agreements based on an all-inclusive style license to include electricity, rates and insurance etc. There are annual rent increases in line with Jersey Cost of Living.

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## RENTAL

Offices        £26 per sq.ft. (all-inclusive ie not additional costs)

Parking       £750 per annum per car space.

## 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, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

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

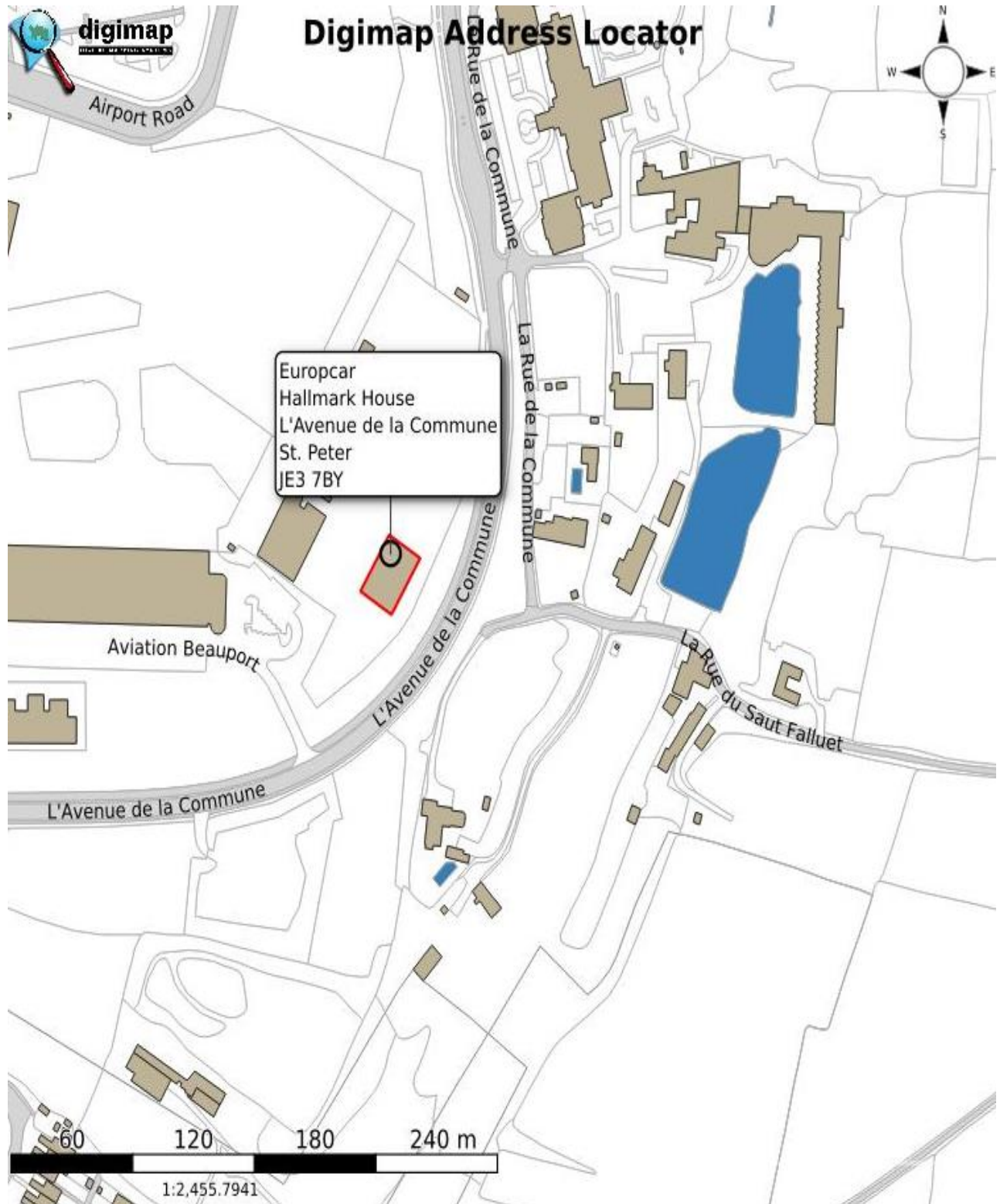
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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