

COMMERCIAL OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

NICHE OFFICE SUITE REGENCY HOUSE REGENT STREET ST. HELIER



**867 SQ.FT.
PLUS 1 PARKING SPACE**

**TO LET
NEW 9 YEAR 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



REGENCY HOUSE REGENT STREET

LOCATION

The property is located in the heart of St Helier's Central Business District. More specifically, the property is situated on the South side of Snow Hill, with the principal access to Regency House being off Regent Road.

The property provides an excellent location for a small professional firm due to its central location. Public parking is provided at Green Street and Pier Road multi-storey car parks along with Snow Hill short stay car park.

We attach a location plan for reference purposes.

DESCRIPTION

The premises provide an efficient suite of offices, with good natural light overlooking Snow Hill steps. The unit benefits from the following amenities:

- Suspended ceiling
- Integrated lighting
- Part perimeter trunking
- Part electric heating
- 1 boardroom
- 1 private office
- Archive storage area

We attach a floor plan and general layout plan for reference purposes.

ACCOMMODATION

The approximate net internal area is as follows:

Offices	-	835 sq.ft.
Kitchenette	-	<u>32 sq.ft.</u>
		867 sq.ft.

Plus 1 small car space as shown on the attached plan.

REGENCY HOUSE REGENT STREET

TENURE

The premises are available on a new 9-year internal repairing style lease, subject to 3 yearly rent reviews in line with Jersey cost of living. In addition, the Lessee shall meet the monthly service charge covering the general running costs.

Whilst the premises are primarily available to let, consideration will be given to a potential sale with vacant possession.

AVAILABILITY

September 2024.

RENTAL AND PRICE

Rental - £19,250 per annum.
Sale Price - On Application.

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
JE2 3QR**

Tel: 01534 888848

**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

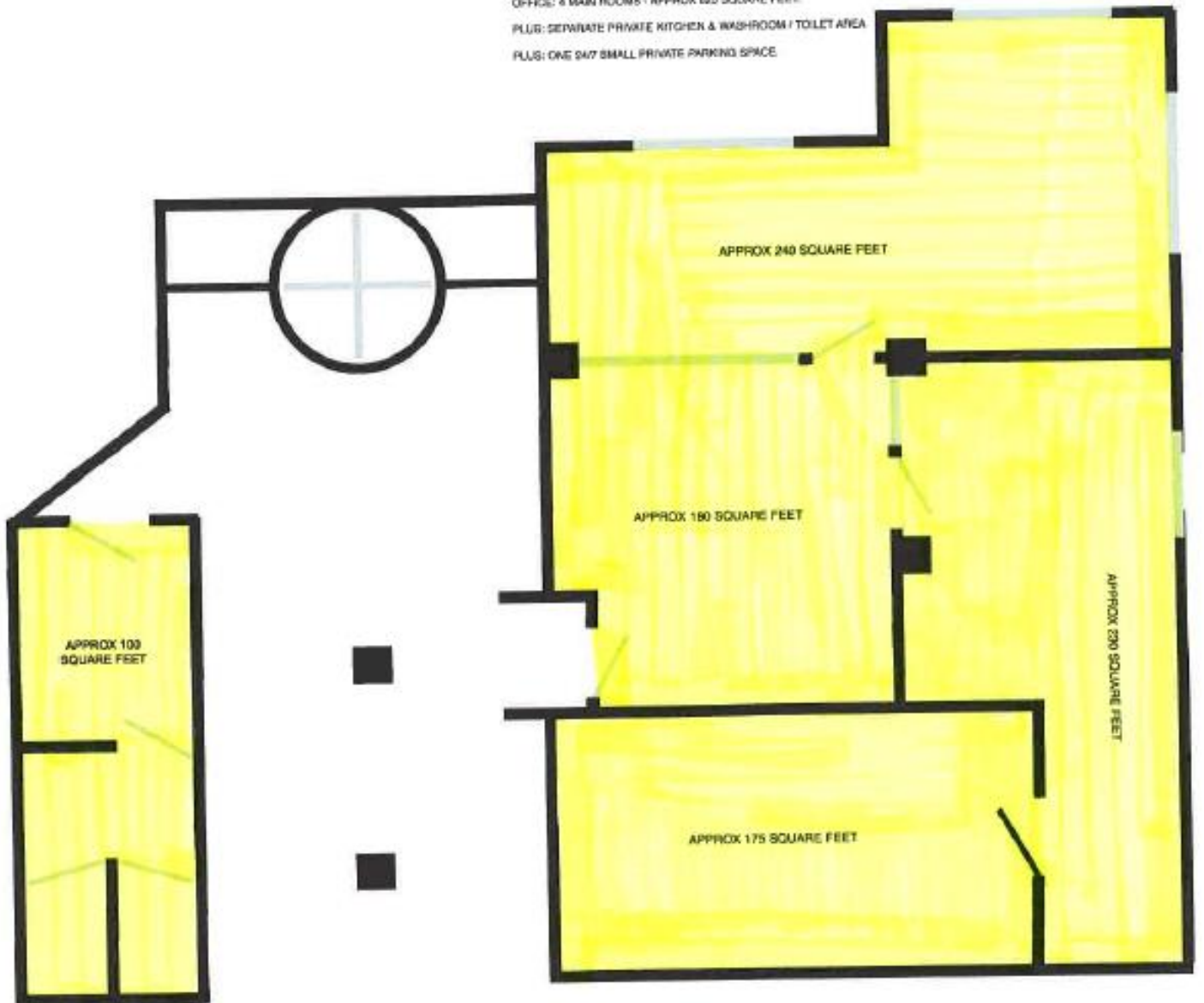
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

OFFICES AT REGENCY HOUSE, REGENT ROAD

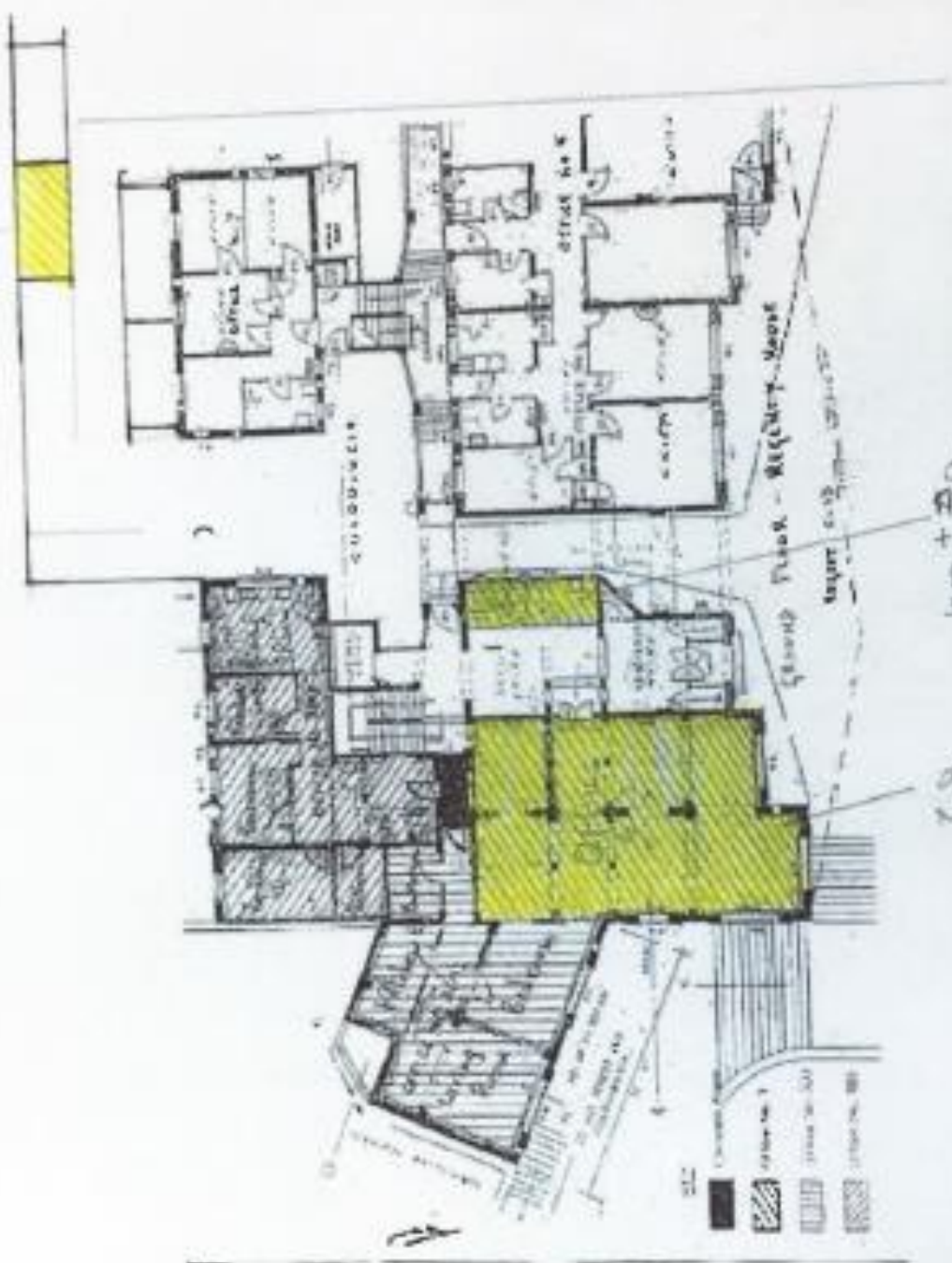
OFFICE: 4 MAIN ROOMS - APPROX 825 SQUARE FEET

PLUS: SEPARATE PRIVATE KITCHEN & WASHROOM / TOILET AREA

PLUS: ONE 947 SMALL PRIVATE PARKING SPACE



(AREA DESIGN LTD)
 OFFICE 3
 PRIVATE 24/7
 PARKING SPACE
 (NO SMALL)



OFFICE 17
 FITCHED AREA
 + 2 TOILETS
 (PRIVATE)
 SOLE OFFICE
 USE

OFFICE
 NO 3

REGENCY HOUSE REGENT STREET



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