

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES SADLER HOUSE LA COLOMBERIE ST HELIER JERSEY



UP TO 28,487 SQ.FT. 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



SADLER HOUSE LA COLOMBERIE

LOCATION

The property occupies a prominent position within the Jersey's Central Business District, fronting both La Colomberie and Francis Street.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a purpose-built high specification office building benefitting from the following general amenities:

- Suspended ceilings with integral lighting
- Comfort cooling/comfort heating
- Double glazing
- Fully accessible raised floors
- Dual lift access to all floors
- Efficient open plan floor plates
- Male and female WC facilities per floor
- Excellent natural light
- Prominent corner position
- Roof terrace

ACCOMMODATION

The approximate Net Internal Area of the building is as follows:

Ground Floor	5,425 sq.ft.
First Floor	6,289 sq.ft.
Second Floor	6,196 sq.ft.
Third Floor	5,973 sq.ft.
Fourth Floor	<u>4,604</u> sq.ft.
Total	28,487 sq.ft.

SADLER HOUSE LA COLOMBERIE

PARKING

The building is located only 2 minutes' walk from Green Street multi-storey car park and close to Snow Hill car park.

FLOOR PLANS

We attach floor plans, both as currently fitted out and on a clear basis for reference purposes.

Test to fits for genuinely interested parties are available on request.

TENURE

The premises are available on a new 9 or 15 year lease based on fully repairing and insuring terms, subject to 3 yearly Open Market rent reviews.

OCCUPATION

Second Quarter 2025.

ASKING RENTAL

£28.50 per sq.ft.

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.

SADLER HOUSE LA COLOMBERIE

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**

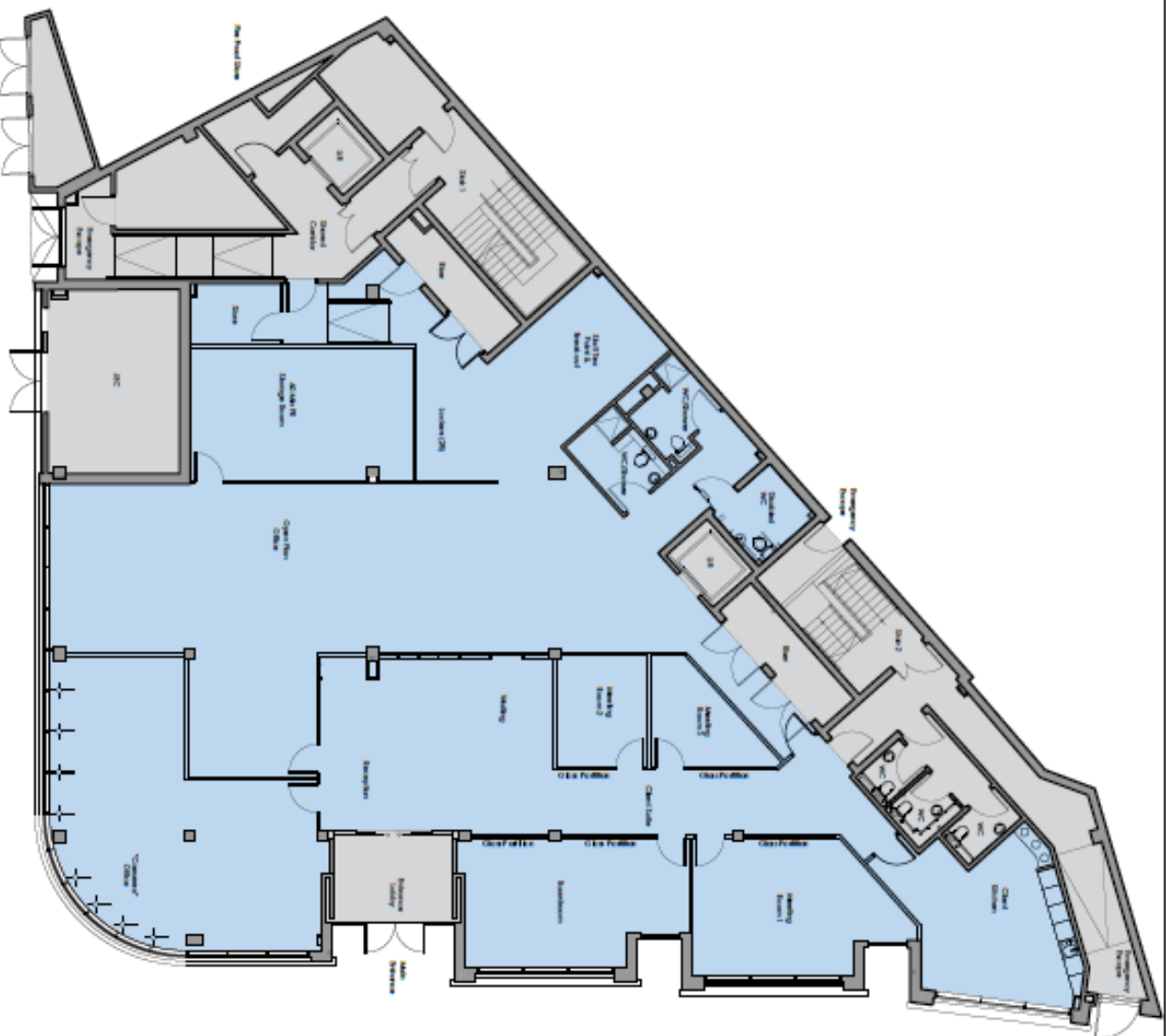
Tel: 01534 888848

**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

LEGEND

- Common Areas
Area : 213M² / 2,487F²
- Demise Area
501M² / 5,393F²



AXIS MASON

Sommeville House, Phillis Street
St. Helier, Jersey, JE2 4SW
01534 870137 WWW.AXISMASON.CO.UK
LONDON GLASGOW JERSEY GDANSK DURBAN

Scale @ A1: 1:250 Date: MAY 2024

Project Co-ordinator: DK Issue Status: **INFORMATION**

Job No: 4249 Drawing No: 900 Revision: 11

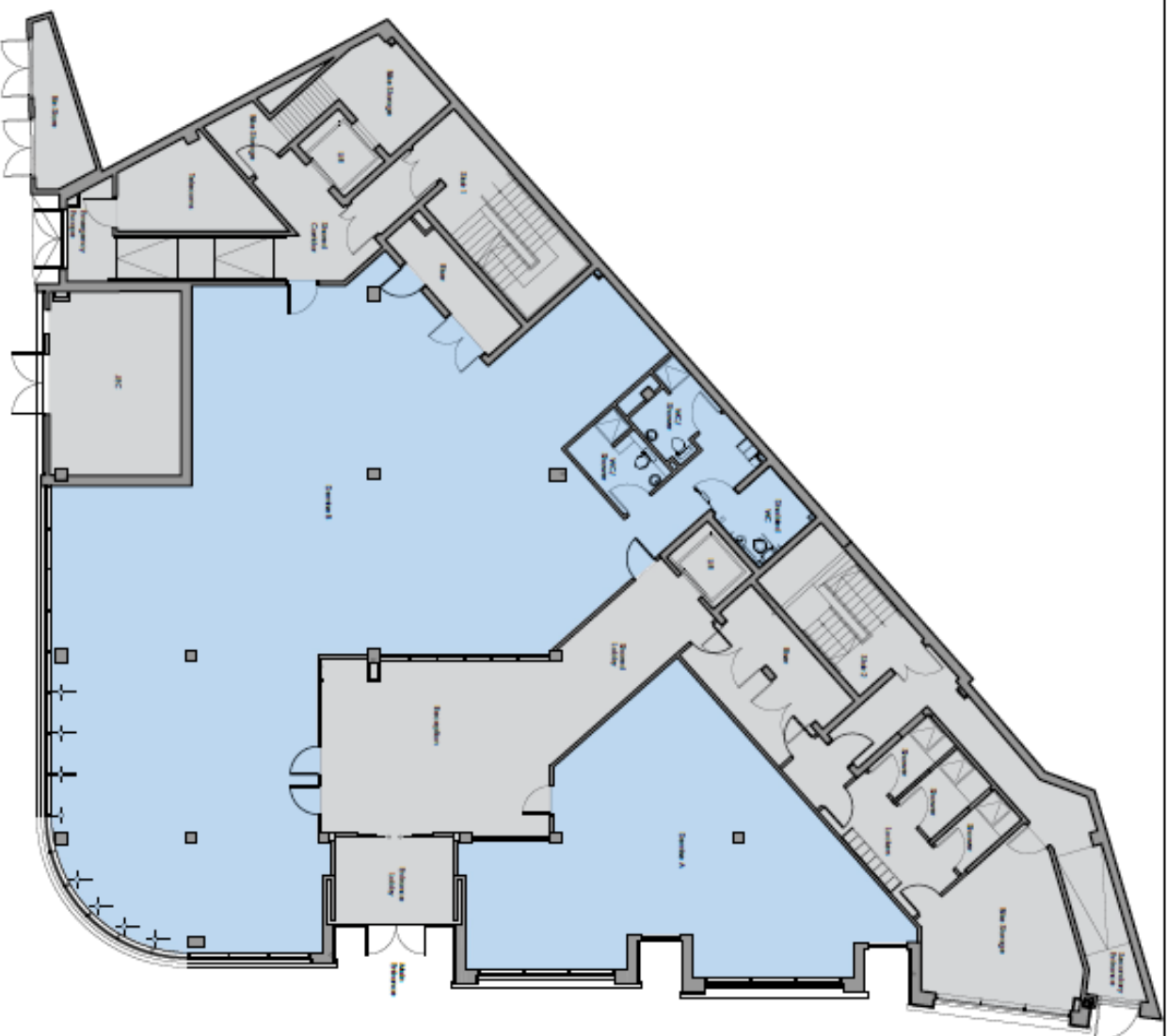
Client: Sadler House Ltd.

Project: Sadler House
50 La Colombe
St Helier Jersey

Drawing Title: Ground Floor
Existing Demise Marketing Plan

Rev	Description	Drawn	Checked	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

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 shall be used in conjunction with all other architect's shall drawings, schedules and specifications.
All drawings are to be read in conjunction with the contract documents, including conditions, bills of materials, specifications, and confirmation.
This drawing shall not be copied, in whole or in part, without the prior written permission of Axis Mason Ltd.
Copyright Axis Mason Ltd



LEGEND

	Common Areas
	Area: 319M ² / 3,424F ²
	Demise A
	91M ² / 980F ²
	Demise B
	303M ² / 3,262F ²

Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES

Figure dimensions only and to be taken from the drawing. All dimensions are to be checked on site before any work is put in hand. If it is found, upon construction, that all drawings are not in accordance with the above, the contractor shall be responsible for any additional work required. All drawings are to be made in conjunction with relevant drawings from other consultants. In the absence of recommendations, see contractor.

This drawing shall not be copied or used in part without the prior written permission of Axis Mason Ltd.

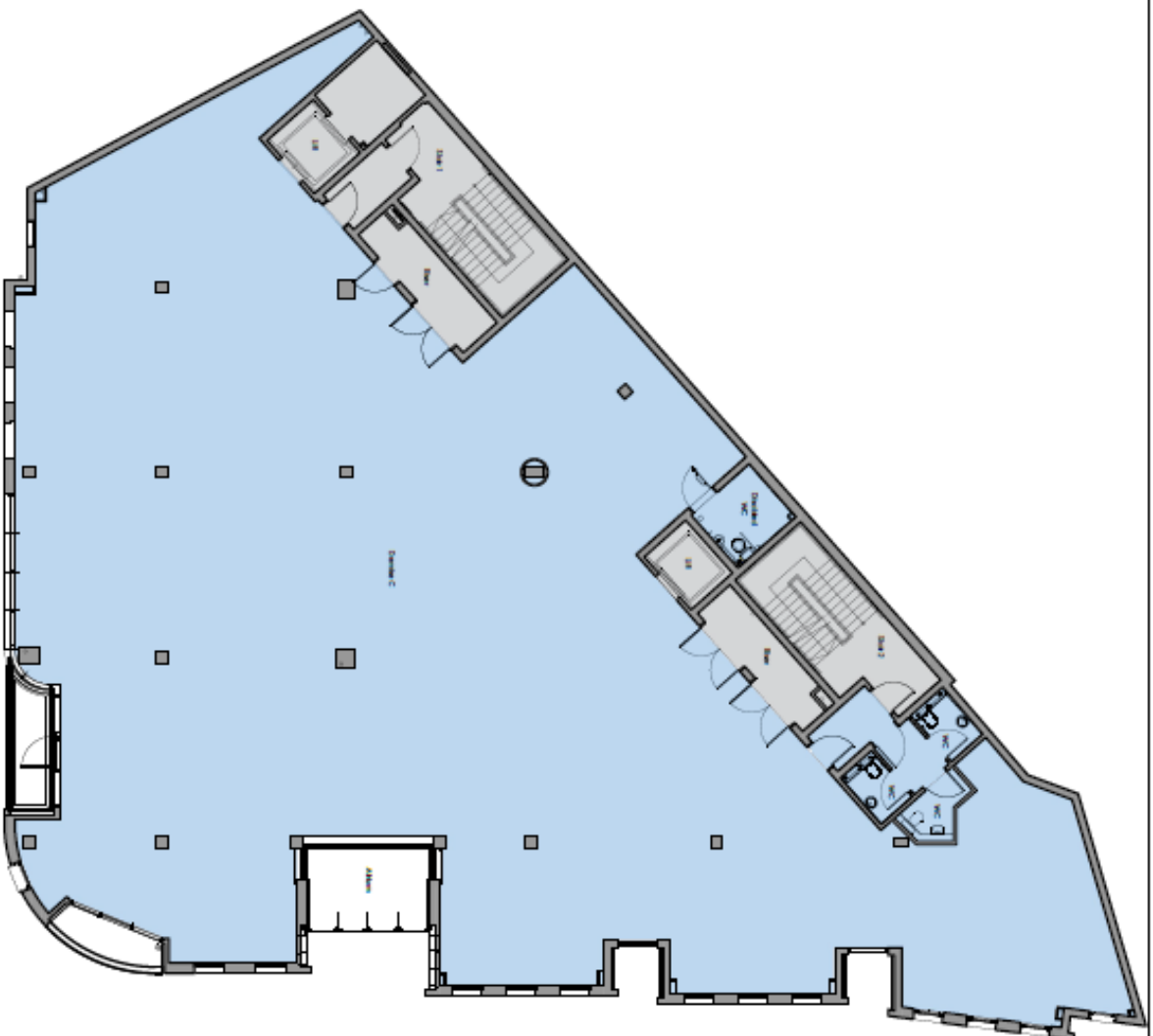
©Copyright Axis Mason Ltd

Client:	Sadler House Ltd.
Project:	Sadler House 50 La Colombe St Helier Jersey
Drawing Title:	Ground Floor Option B Proposed Demise Marking Plan

AXIS MASON		Somerville House, Pillbox Street St. Helier, Jersey, JE2 4SU 01534 870 137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GOANSK DURBAN		Scale @ A4:	1:250
Project Co-ordinator:	DK	Date:	MAY 2024
Job No:	4249	Issue Status:	INFORMATION
Drawing No:	9100	Revision:	11

LICENS

- Common Areas
Area : 81M² / 872 FH
- Demise C
Area : 615M² / 6,620FH



Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES
 General dimensions only will be taken from this drawing. All dimensions will be checked on site before any work starts in order to avoid any discrepancies.
 The drawings and the work in construction shall be in accordance with all relevant standards and specifications.
 All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of inconsistency, the drawings shall be read in conjunction with the drawings of the relevant consultant.
 This drawing must not be copied or made a part of any other drawing without the written permission of Axis Mason Ltd.
 Copyright Axis Mason Ltd

Client: Sadler House Ltd.

Project: Sadler House
 50 LA Colombe
 St Helier Jersey

Drawing Title: First Floor
 Proposed Demise Marking Plan

AXIS MASON
 LONDON GLA8GGW JERSEY GOANSK OURBAN
 Somerset House, Philip Street
 St. Helier, Jersey, JE2 4SW
 01534 870 137 WWW.AXISMASON.COM

Scale @ A4: 1:250 Date: MAY 2024
 Project Co-ordinator: DK Issue Status: **INFORMATION**

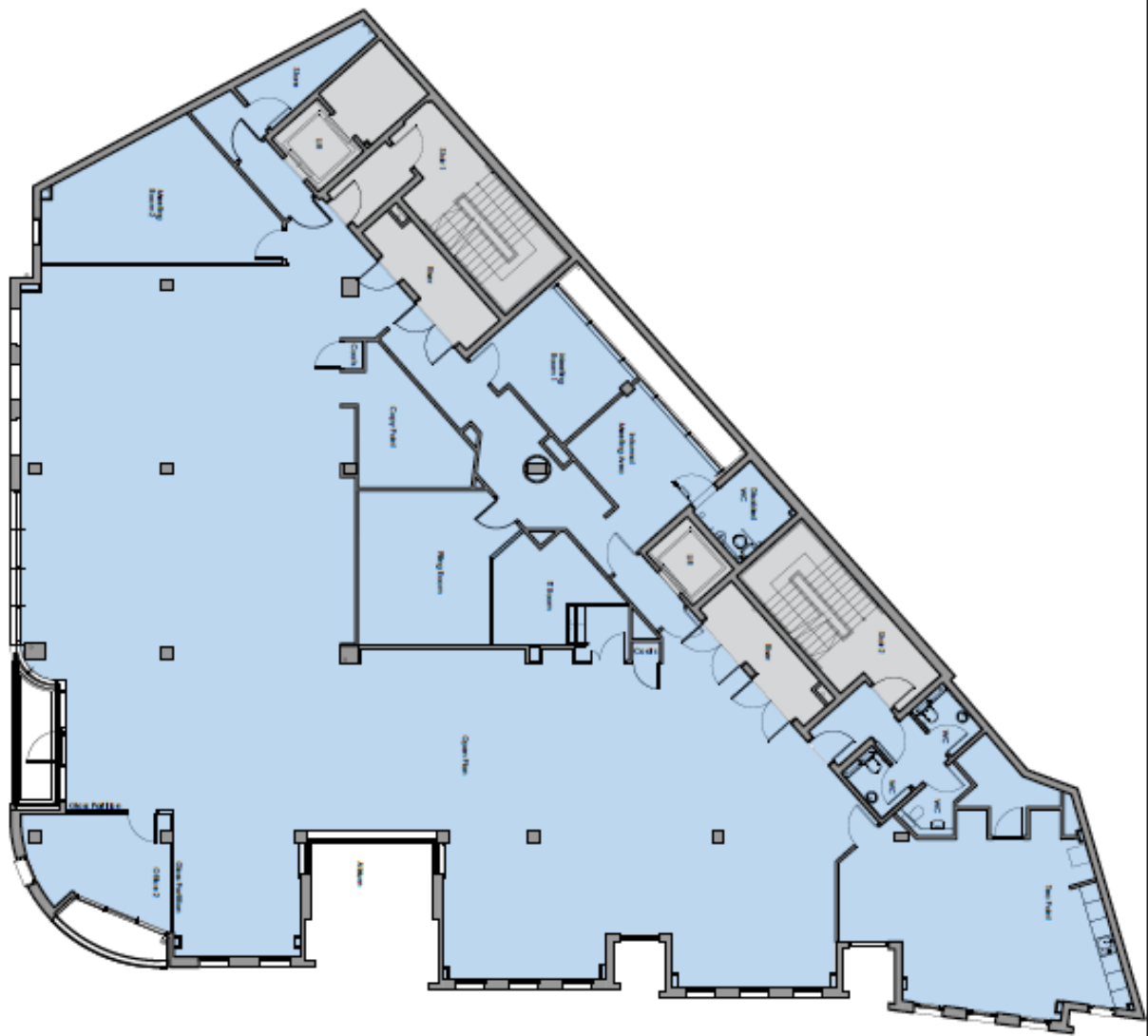
Job No: 4249 Drawing No: 911 Revision: 11

NOTES

Fixed dimensions only are to be taken from the drawing. All other dimensions are to be taken from the specification and schedule. All dimensions are to be taken from the centre of the wall unless otherwise stated. In the case of roundwork, wall construction. The drawing must not be copied in whole or in part without the prior written permission of Axis Mason Ltd.

Copyright Axis Mason Ltd

Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24



LEGEND	
	Common Areas Area : 811M ² / 872FP
	Demise Area Area : 605M ² / 6,523FP

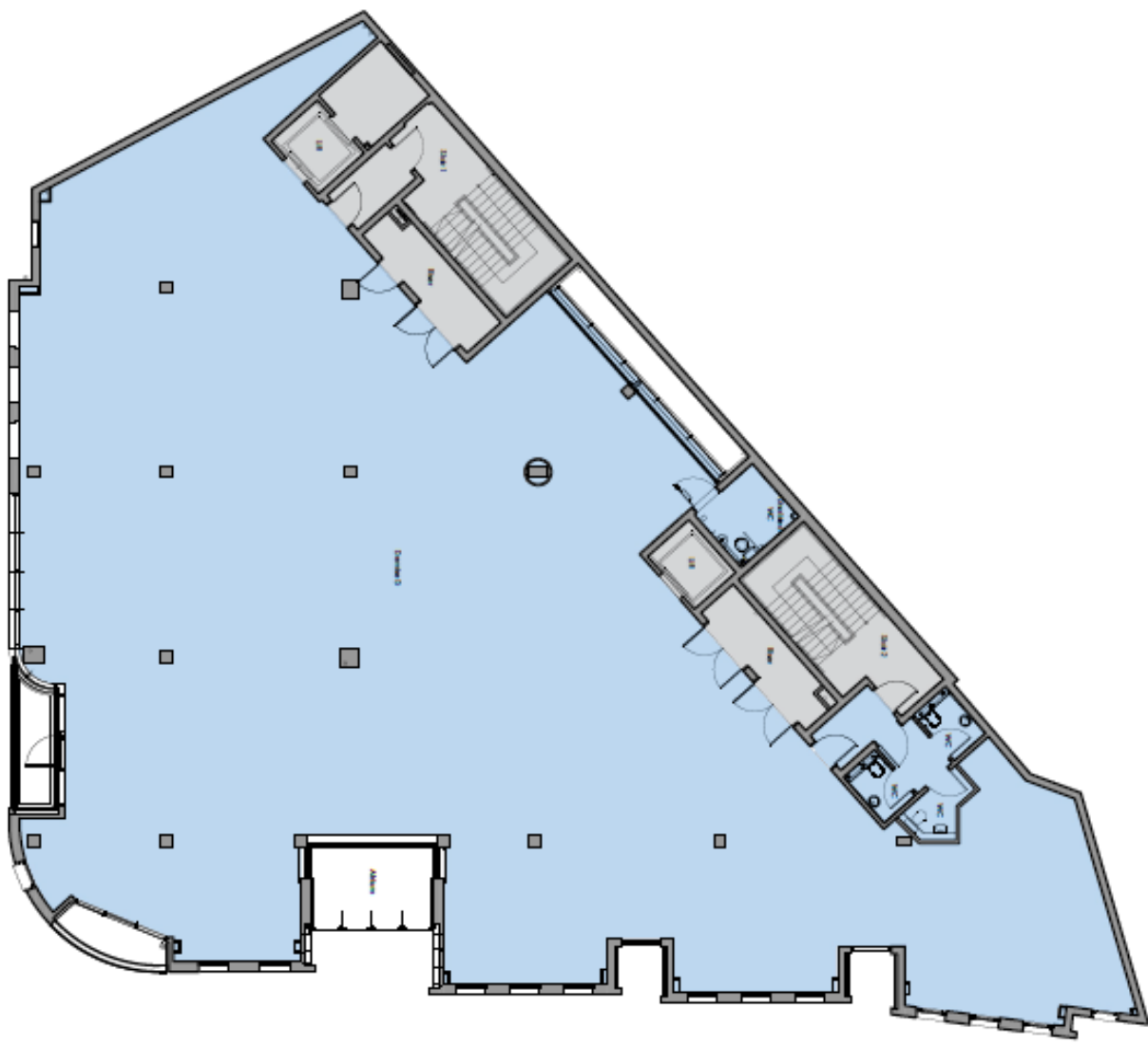
Client	Sadler House Ltd.
Project	Sadler House 50 La Colombe St Heller Jersey
Drawing Title	Second Floor Existing Demise Maintenance Plan

AXIS MASON		Somerville House, Phillip Street St. Helier, Jersey, JE2 4SW 01534 819 137 WWW.AXISMASON.COM	
LONDON	GLASGOW	JERSEY	DUBLIN
Scale @ A1:	1:250	Date:	MAY 2024
Project Co-ordinator:	DK	Issue Status:	INFORMATION
Job No:	4249	Drawing No:	902
		Revision:	11



NOTES
 Figure dimensions only are to be taken from the drawing. All dimensions are to be checked or established by work to put in hand. If in doubt, seek confirmation. The drawing must be used in conjunction with all other architectural detail drawings, schedules and specifications. All drawings are to be made in conjunction with relevant drawings from other disciplines in the case of reconsideration, re-configuration, re-orientation and the receipt of a verbal or written permission in part with the prior written permission of Axis Mason Ltd.
 Copyright Axis Mason Ltd

Rev	Description	Drawn	Checked	Date
11	ISSUE FOR INFORMATION	NMJ	DK	22/05/24



LEGEND

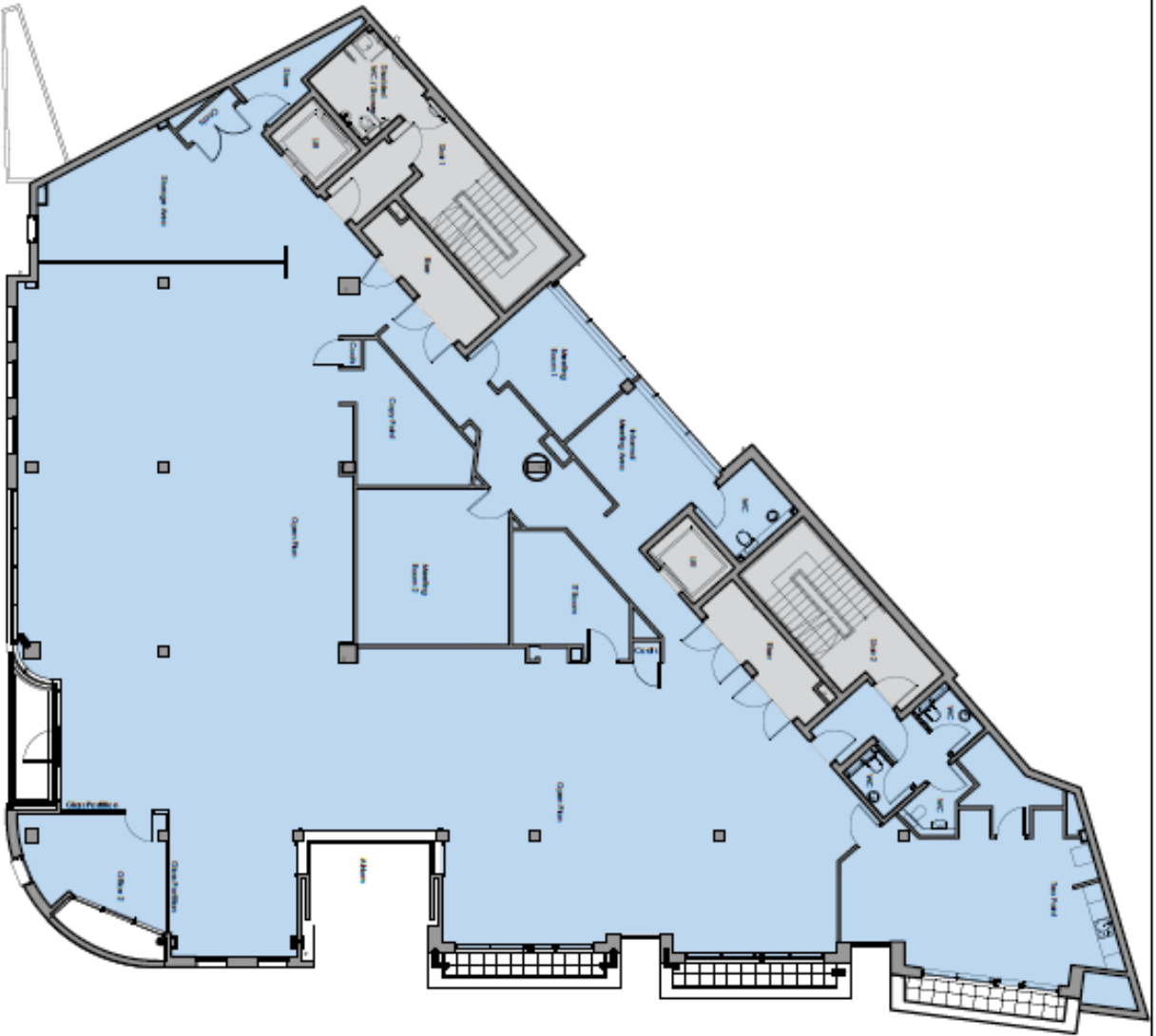
 Common Areas
Area : 81M ² / 872FP
 Demise D
Area : 606M ² / 6,523FP

Client:	Sadler House Ltd.
Project:	Sadler House 50 La Colombe St Heller Jersey
Drawing Title:	Second Floor Proposed Demise Marking Plan

AXIS MASON		Somerville House, Philip Street St. Helier, Jersey, JE1 4BN 01534 870137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GDANSK DUBAI			
Scale @ A4:	1:250	Date:	MAY 2024
Project Co-ordinator:	DK	Issue Status:	INFORMATION
Job No.:	4249	Drawing No.:	912
		Revision:	11

LEGEND

- Common Areas
Area: 82M² / 883Ft²
- Demise Area
Area: 590M² / 6,351Ft²



REV	Description	DWN	CHKD	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES
 1. General dimensions only will be taken from this drawing. All dimensions will be checked on site before any work is put in place. If in doubt, seek confirmation.
 2. The drawing must be used in conjunction with all other drawings and drawings, including the contract and drawings.
 3. All drawings are to be used in conjunction with relevant drawings from other disciplines. In the case of inconsistency, seek confirmation.
 4. This drawing must not be copied in whole or in part without the prior written permission of Axis Mason Ltd.
 © Copyright Axis Mason Ltd

Client:	Sadler House Ltd.
Project:	Sadler House 50 LA Colombe St Helier Jersey
Drawing Title:	Third Floor Existing Demise Marketing Plan

AXIS MASON
 LONDON GLA8 9GW JERSEY G0AN8K DURBAN

Sadler House, Phillips Street
 St. Helier, Jersey, JE2 4SW
 01534 870137 WWW.AXISMASON.CO.UK

Scale @ A4: 1:250	Date: MAY 2024
Project Co-ordinator: DK	Issue Status: INFORMATION
Job No: 4249	Drawing No: 903
	Revision: 11



LEGEND	
	Common Areas
Area : 824M ² / 8834FP	
	Demised E
Area : 590M ² / 6,351FP	

REV	Description	DWN	CHK	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES

1/ grid dimensions only will be taken from this drawing. All dimensions will be taken from the face of the wall unless stated. If in doubt, refer to the plan.

The drawing shall be used in conjunction with all other architectural drawings, schedules and specifications.

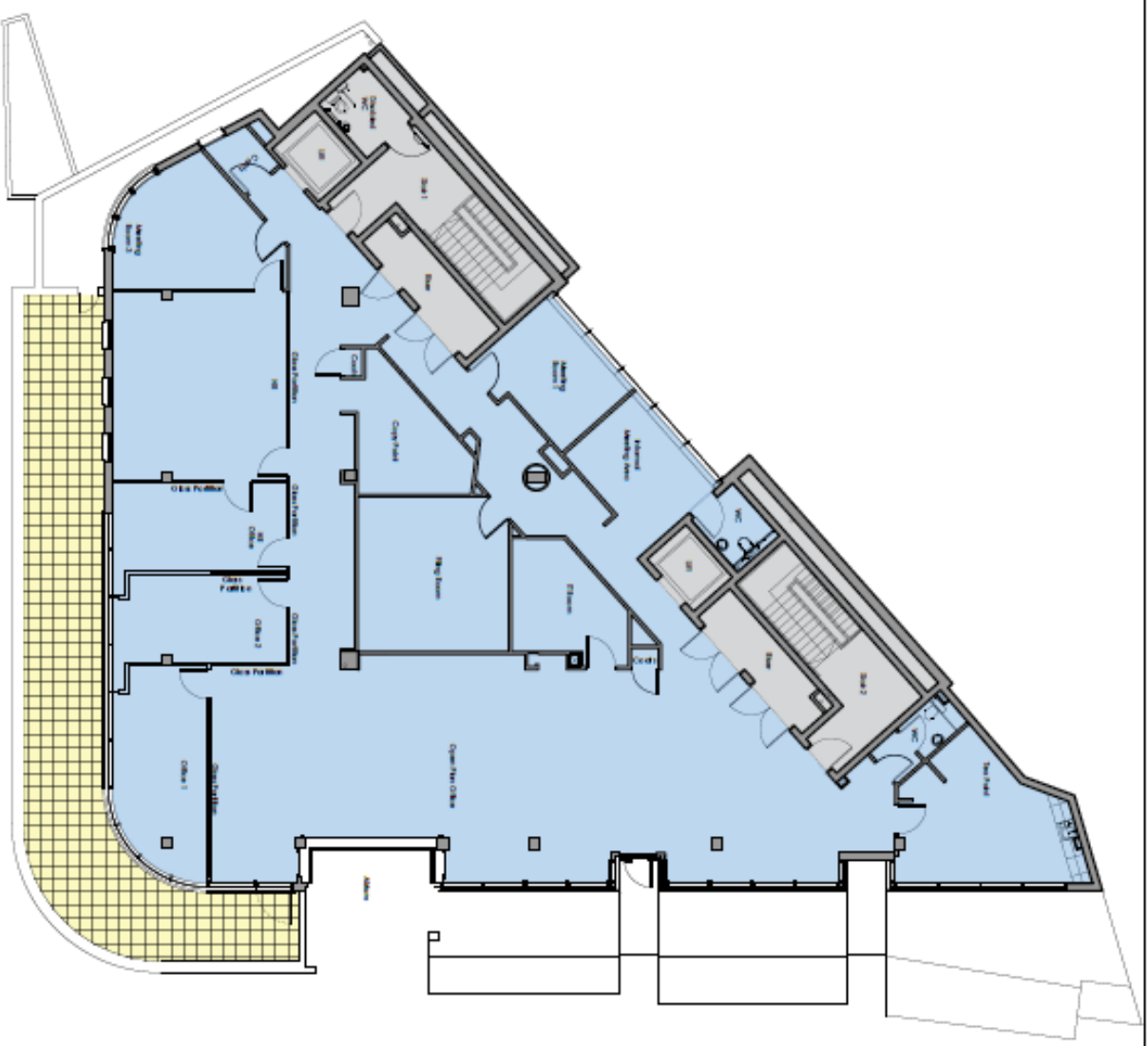
All drawings are to be used in conjunction with relevant drawings from other disciplines. In the case of inconsistency, seek confirmation.

This drawing shall not be copied, in whole or in part, without the prior written permission of Axis Mason Ltd.

© Copyright Axis Mason Ltd

Client:	Saddler House Ltd.
Project:	Saddler House 50 La Colombe St Helier Jersey
Drawing Title:	Third Floor Proposed Demise Marketing Plan

AXIS MASON		Somerville House, Phillips Street St. Helier, Jersey, JE2 4SW 01534 870137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY DUBLIN			
Scale @ A4:	1:250	Date:	MAY 2024
Project Co-ordinator:	DK	Issue Status:	INFORMATION
JOB No:	4249	Drawing No:	913
		Revision:	11



LEGEND	
	Common Areas Area : 85M ² / 915SF
	Denim Area Area : 434M ² / 4,671SF

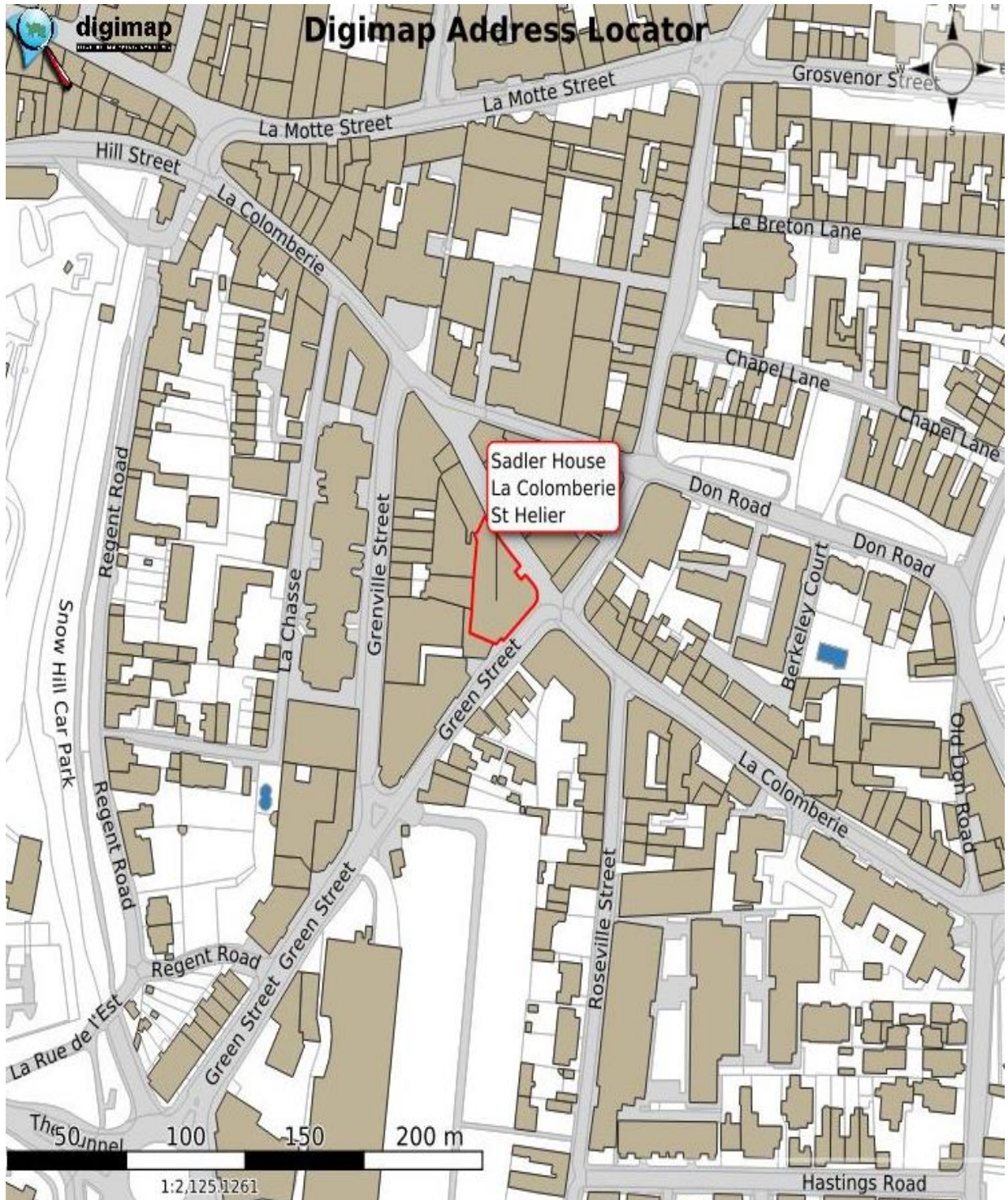
Rev	Description	Dwn	Crd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES
 (Fixed dimensions only) shall be taken from the drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.
 The drawing shall be used in conjunction with all other architectural and engineering drawings and specifications.
 All changes shall be noted in conjunction with relevant drawings from other disciplines. In the case of discrepancies, seek confirmation.
 The drawing shall not be copied or reproduced in part without the prior written permission of Axis Mason Ltd.
 Copyright Axis Mason Ltd

Client	Saddler House Ltd.
Project	Saddler House 50 La Colombe St Heller, Jersey
Drawing Title	Fourth Floor Existing Denim Marketing Plan

AXIS MASON		Surrey House, Philip Street St. Helier, Jersey, JE2 4SN 01534 870137 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GOANSEK DUBAI			
Scale @ A1:	1:250	Date:	MAY 2024
Project Co-ordinator:	DK	Issue Status:	INFORMATION
Job No.:	4249	Drawing No.:	904
		Revision:	11

SADLER HOUSE LA COLOMBERIE



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