

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

TOWN CENTRE OFFICES 6/7 MULCASTER STREET ST HELIER JERSEY



**856 SQ.FT., 1,828 SQ.FT.
UP TO
4,669 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



6/7 MULCASTER STREET ST HELIER

LOCATION

The offices are situated within St Helier's Central Business District, forming part of the traditional legal and banking centre of the Island.

More specifically, property is situated on the Eastern side of Hill Street, forming the junction with Pier Road.

The premises are within close proximity to Pier Road multi-storey car park and St Helier's principal retailing precincts of King Street and Queen Street and immediately opposite from the Town Church.

We attach a location plan for reference purposes.

DESCRIPTION

The property provides for offices on first, second and third floors with a private entrance at ground floor, with each floor being available individually.

The offices benefit from the following general amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/comfort heating;
- Perimeter trunking;
- Lift access to all floors;
- Excellent natural light provision.

We attach floor plans for reference purposes.

ACCOMMODATION

The approximate Net Internal areas of the available accommodation are as follows:

First Floor	1,828 sq.ft.
Second Floor	1,985 sq.ft.
Third Floor	<u>856</u> sq.ft.
Total	4,669 sq.ft.

6/7 MULCASTER STREET ST HELIER

TENURE

The premises are currently held by way of a fully repairing and insuring style lease, which is to expire on 24 March 2028 and is subject to one further Jersey Cost of Living rent review on 24 March 2025. The passing rental for all three floors is £108,000 per annum, which equates to £23.13 per sq.ft. The premises are available by way of lease assignment or floor by floor sub-lettings. Sub-let terms are negotiable.

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
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St Helier
Jersey
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Website: www.sarreandcompany.co.uk**

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



EXISTING FIRST FLOOR PLAN

Do not scale from plans. Verify all dimensions on site.
Any discrepancy between information on this drawing and/or any other drawing or document is to be brought to the attention of JHB Associates before work commences.

Client.	GAUDIN & CO.	Scale.	1:100.
Drwg.	EXISTING FIRST FLOOR PLAN	Date.	Dec '99.
Project.	67 MULCASTER STREET, ST. HELIER.	Drawn.	E.J.W.
		Drwg No.	MS/100/E.01-2.
		Revision.	

HILL ASSOCIATES
CHARTERED BUILDING SURVEYORS

Le Bourg Studio, La Grande Route de la Côte,
St. Clement, Jersey, JE2 6FY.
Tel: (01534) 858444 Fax: (01534) 858555



EXISTING SECOND FLOOR PLAN

Do not write from plans. Verify all dimensions on site.
 Not responsible for structural matters on this drawing unless any other drawing or document is to be brought to the attention of Hill Associates before work commences.

Client: GAUDIN & CO.

Drwg: EXISTING SECOND FLOOR PLAN.

Project: 6/7 MULCASTER STREET, ST. HELIER.

Scale: 1:100.

Date: Dec '99.

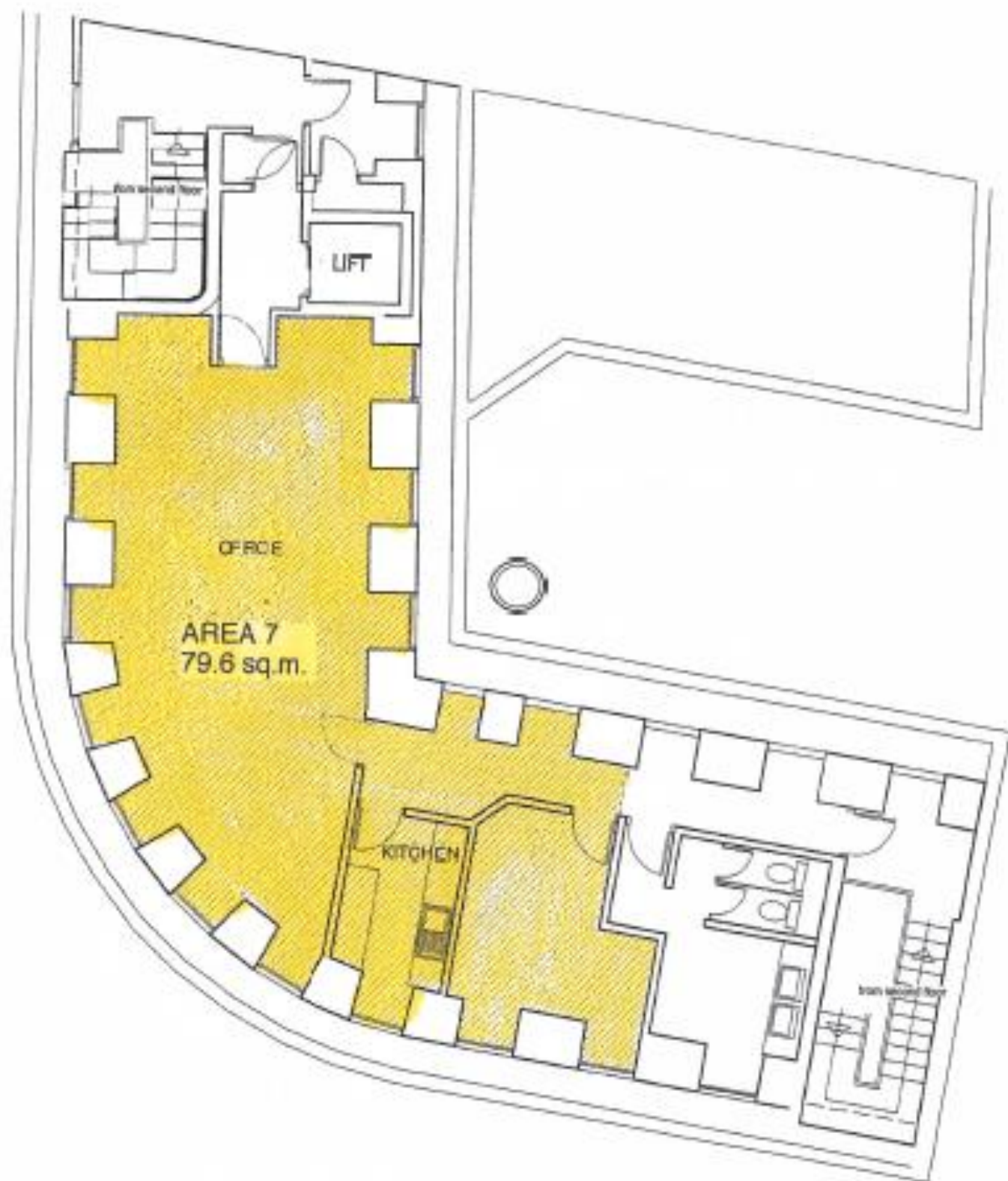
Drawn: E.J.W.

Drwg No: MS/100/E.01-3

Revision:

HILL ASSOCIATES
 CHARTERED BUILDING SURVEYORS

Le Bourg Studio, La Grande Route de la Côte,
 St. Clement, Jersey, JE2 6PY.
 Tel: (01534) 838444 Fax: (01534) 838555



EXISTING THIRD FLOOR PLAN

Do not scale from prints. Verify all dimensions on site.
Any discrepancy between calculations on this drawing and/or any other drawing or document is to be brought to the attention of H&A Associates before work commences.

Client. GAUDIN & CO.

Drwg. EXISTING THIRD FLOOR PLAN.

Project. 8/7 MULCASTER STREET, ST. HELIER.

Scale. 1:100.

Date. Dec '99.

Drawn. E.J.W.

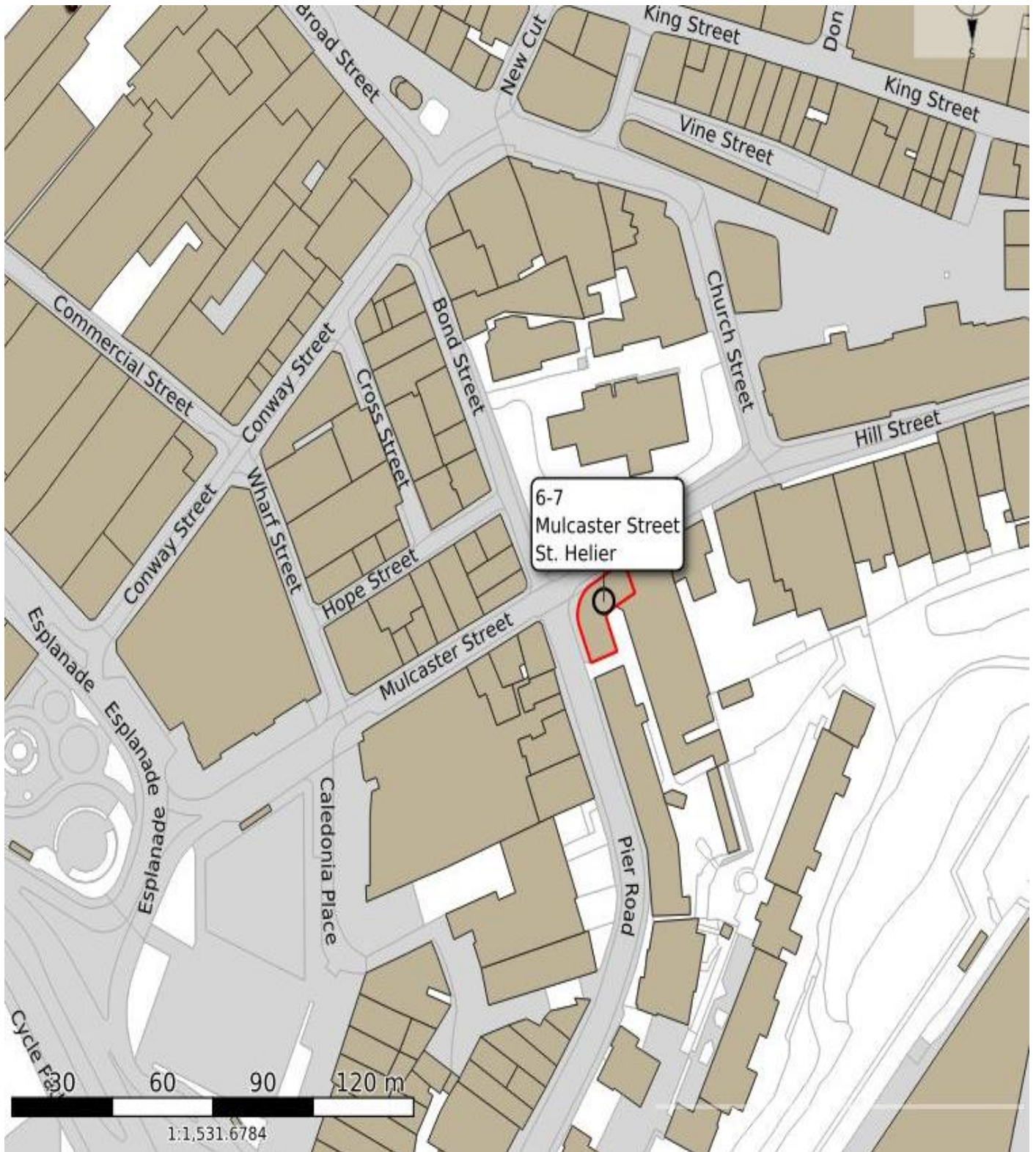
Drwg No. MS/100/E.01-4.

Revision

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