

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OUT OF TOWN OFFICES FIVE OAKS ST SAVIOUR



**APPROXIMATELY 2,890 SQ.FT.
PLUS 10 CLEAR CAR SPACES**

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



FIVE OAKS ST SAVIOUR

LOCATION

The premises form part of the Normans complex, immediately to the North of St Helier.

More specifically the premises are situated on the Western side of La Grande Route de St Martin, almost adjacent to the Five Oaks roundabout.

We attach a location plan for reference purposes.

DESCRIPTION

The premises form part of the first floor of the purpose-built road-side building, previously occupied by Hartigan Engineers.

The premises provide efficient open plan accommodation, coupled with a number of private offices, a boardroom and generally benefit from the following specification:

- Suspended ceiling;
- LED surface mounted strip lighting;
- Central heating;
- Re-carpeted and redecorated;
- Female and male WC facilities;
- Shower facility;
- Kitchenette facility;
- Excellent natural light provision;
- Blinds

ACCOMMODATION

The approximate Net Internal Area of the first floor office accommodation extends to 2,890 sq.ft.

FIVE OAKS ST SAVIOUR

PARKING

10 clear car spaces can be made available, albeit there are potentially several other spaces available if required.

TENURE

The premises are available by way of a new internal repairing lease only with the tenant will be responsible for a fair proportion of all Parochial Rates, including Foncier Rates and a fair proportion of the building insurance.

Otherwise, the landlord will be responsible for keeping the building wind and watertight.

RENT

The asking rental is as follows:

Offices	£17 per sq.ft.
Car Spaces	£750 per annum per 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.

FIVE OAKS ST SAVIOUR

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

PROJECT: HUELIN JERSEY LIMITED, OFFICES AT FIVE OAKS - MAIN OFFICE BLOCK

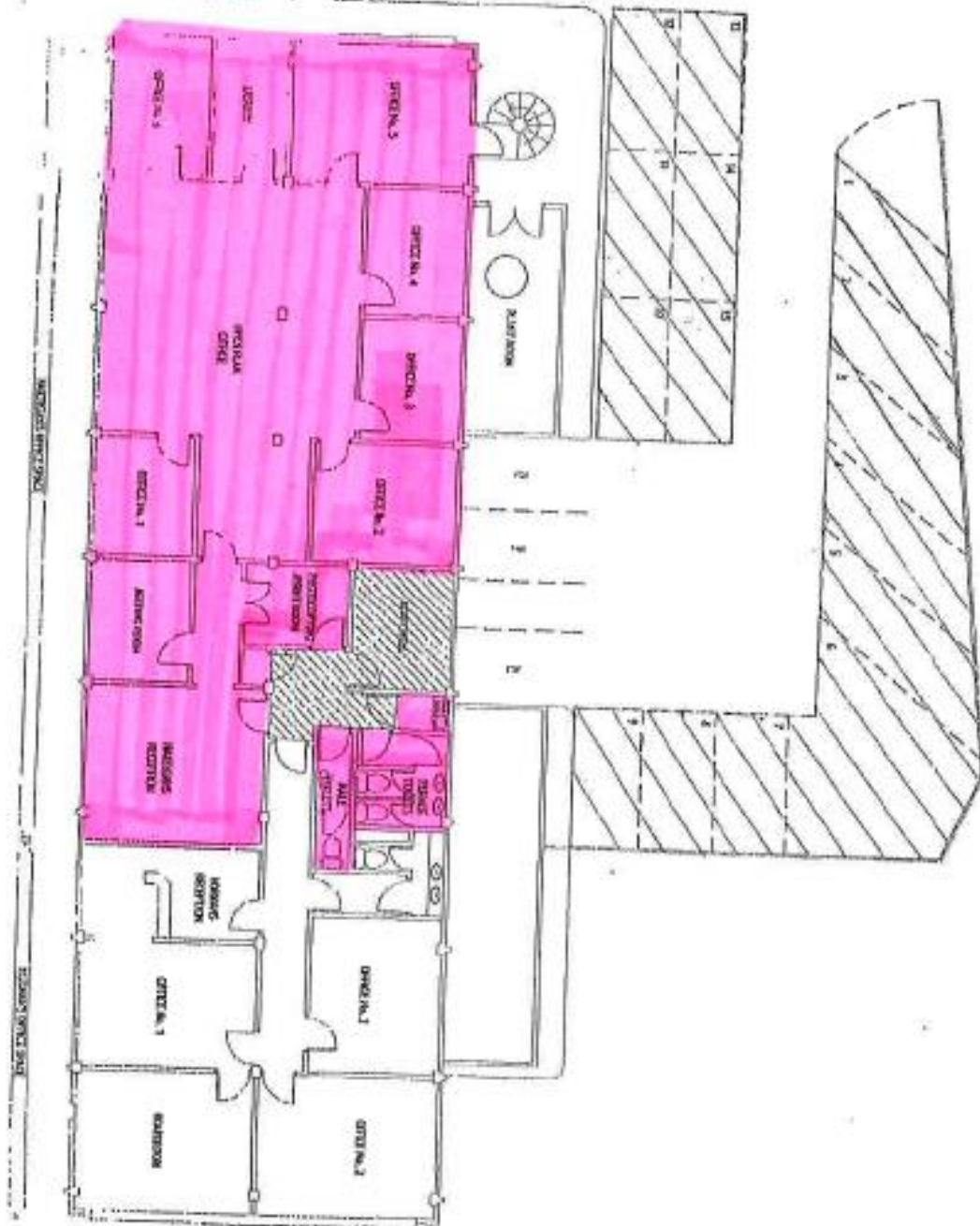
TITLE: FIRST FLOOR OFFICE PLAN SHOWING GROUND FLOOR PARKING

SCALE: N.T.S.

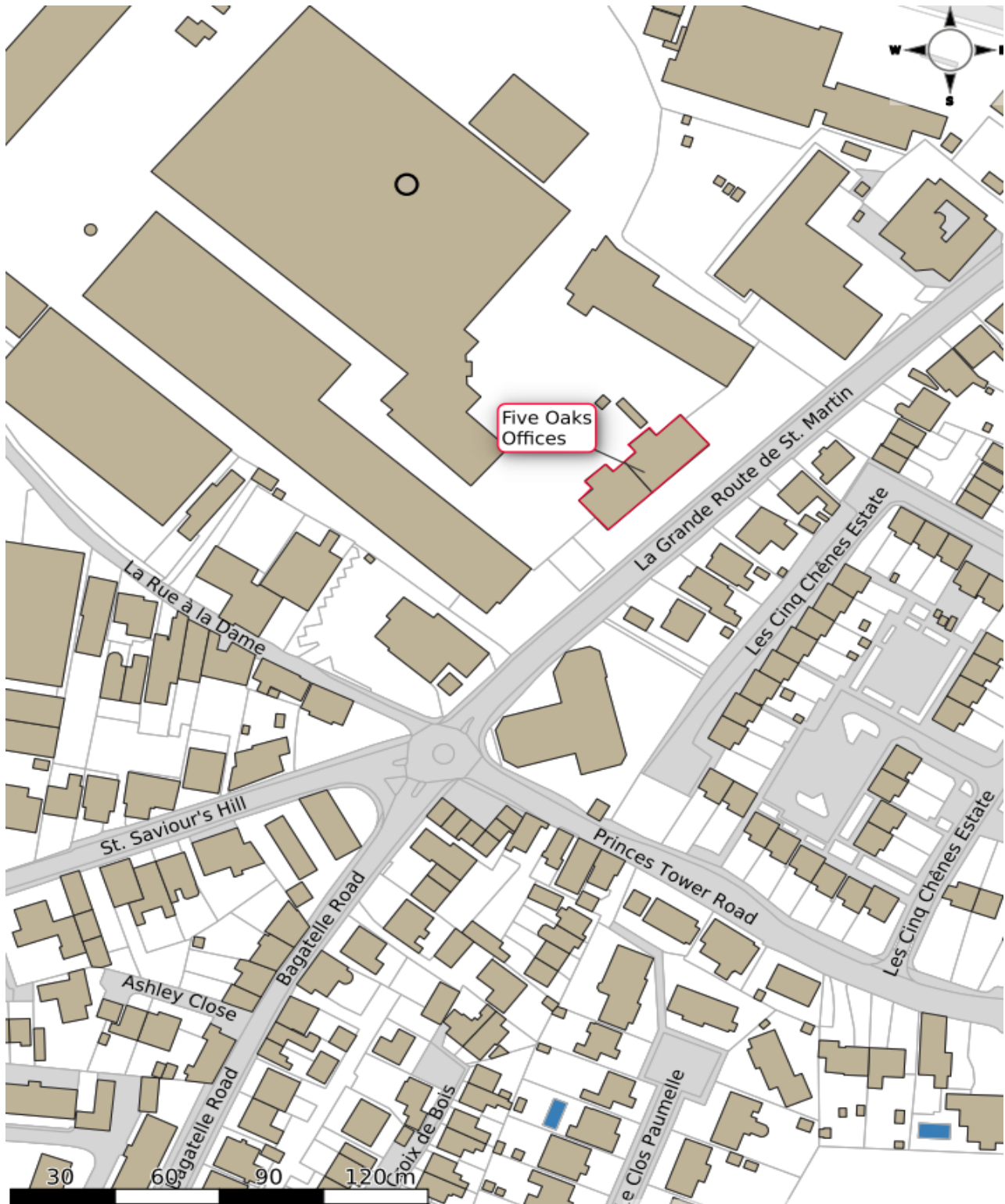
JOB No: 01

DATE: APRIL 2006

BY:



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