

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

CENTRALLY LOCATED OFFICES 31-33 NEW STREET ST HELIER



**2,161 SQ.FT., 2,239 SQ.FT.
UP TO 4,400 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



31-33 NEW STREET ST HELIER

LOCATION

The premises are conveniently located on New Street, close to the St Paul's Gate development and within St Helier's Central Business District. The main retailing streets of King Street and Queen Street are on the doorstep and the surrounding area incorporates an established mix of financial and legal orientated entities such as Vistra, Bacata Ocarian and Bedell and Cristin. A mix of catering/shopping outlets can be availed within the immediate area such as Next, De Gruchy department store and the Voisin department store.

We attach a location plan for reference purposes.

DESCRIPTION

The available offices are located on the 2nd and 3rd floors and have recently been refurbished to a high specification. This included the renewal of the building's granite façade and threshold redecoration works to all communal parts, external repainting and the incorporation of local artwork within the entrance lobby giving an overall professional outlook compatible with any forward-thinking client focussed business.

The floors are available as a whole or individually and benefit from the following general amenities:

- Raised flooring with access points throughout
- Comfort heating/cooling
- Lift access
- Modern fluorescent recessed box lighting
- Kitchenette
- Open plan layout
- Good natural light provision

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ACCOMMODATION

The approximate Net Internal area of the available space is:

Second Floor	2,239 sq.ft.
Third Floor	<u>2,161 sq.ft.</u>
Total	4,400 sq.ft.

There is one available parking space.

TENURE

The premises are available on a new 9 year full repairing lease, subject to 3 yearly JCOL increases.

ASKING RENTAL

Offices	£20 per sq.ft.
Car Parking	£2,750 per annum

OCCUPATION

Immediately upon completion of legal formalities.

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.

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VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
Evie Wills BSc or Reece Sarre**

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

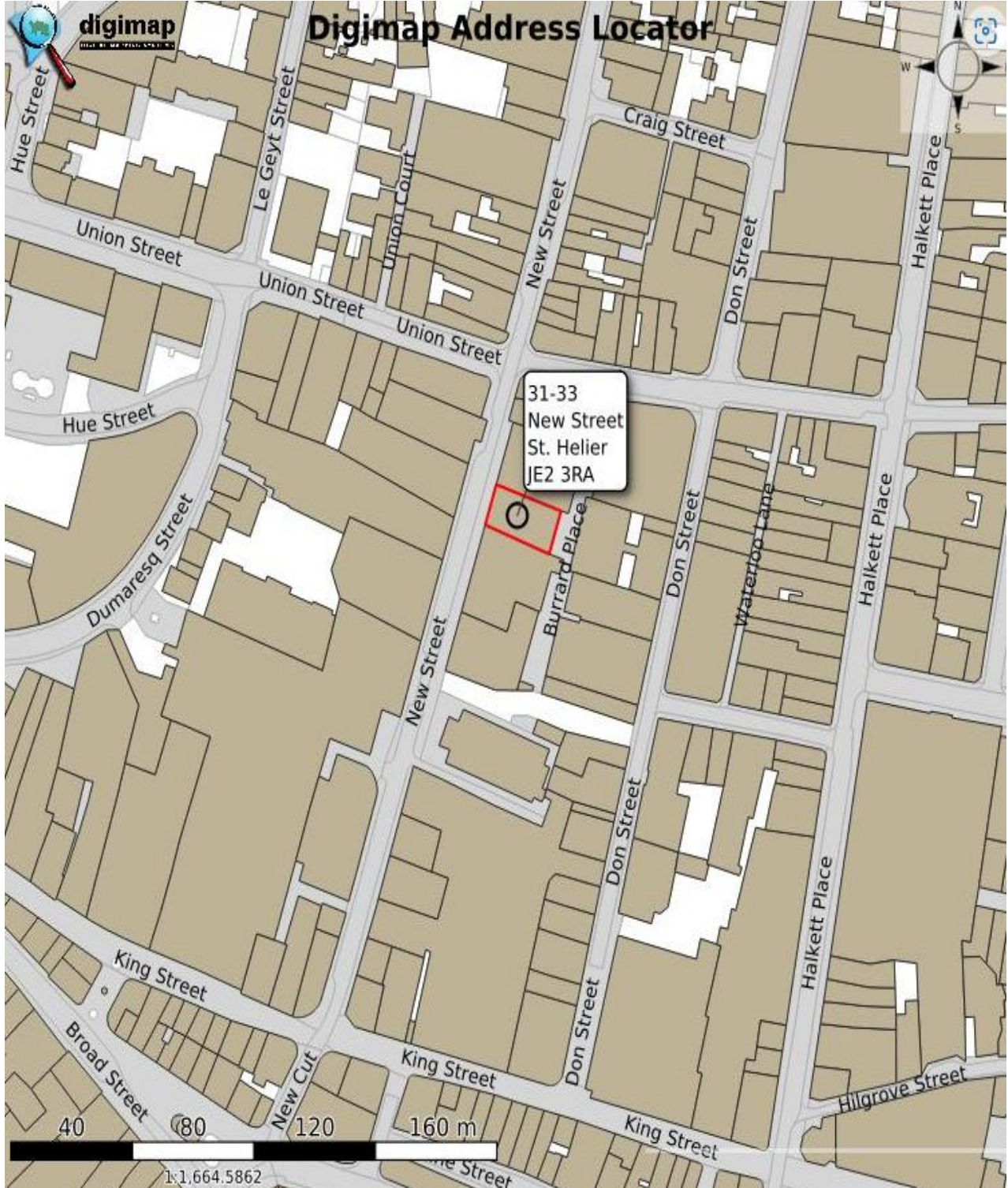
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Website: www.sarreandcompany.co.uk

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

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