

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OUT OF TOWN OFFICE AND STORAGE UNIT LA CHASSE STUDIO LA RUE DE LA VALLEE ST MARY



1,470 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



LA CHASSE STUDIO ST MARY

LOCATION

The premises are located in the Parish of St Mary, close to St Mary's Village.

More specifically, the premises are situated on the West side of La Rue de la Vallee.

We attach a location plan for reference purposes.

DESCRIPTION

La Chasse Studio is a converted, two storey office building. Internally the space offers a very light and spacious working environment. The suite is equipped with a large reception, kitchenette and W.C, delivery room with roller door, office suite/meeting room. Upstairs provides a large open plan workspace area.

There are two parking spaces with the unit, with the option for additional rented parking available by negotiation.

ACCOMMODATION

The approximate Gross Internal Areas are as follows:

Ground Floor	735 sq.ft
First Floor	<u>735</u> sq.ft
Total	1,470 sq.ft.

TENURE

The premises are available on a new internal repairing and insuring style lease for a duration of 9 years.

Rent reviews are to be 3 yearly in line with Jersey Retail Price Index.

LA CHASSE STUDIO ST MARY

ASKING RENTAL

£22,500 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.

VIEWING

By contacting the vendor's sole agent:

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

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

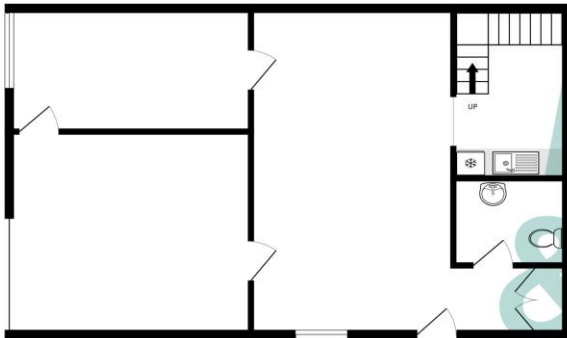
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

LA CHASSE STUDIO ST MARY

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Digimap Address Locator



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