

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

TOWN CENTRE OFFICES AUGRES HOUSE DUMARESQ STREET ST HELIER



**THIRD FLOOR OFFICE SUITE
APPROXIMATELY 1,040 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



AUGRES HOUSE DUMARESQ STREET

LOCATION

The property is located in the heart of St Helier's Central Business District.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a four storey, purpose built commercial structure benefitting from a communal entrance way at ground floor level servicing the three floors of offices above.

The available premises are situated at third floor level via staircase access.

The offices benefit from the following general amenities:

- Comfort cooling/comfort heating;
- Suspended ceilings;
- Integral fluorescent lighting;
- Double glazing;
- WC facility;
- Built in storage cupboards;
- Kitchenette;
- Blinds.

ACCOMMODATION

The approximate area of the accommodation is as follows:

Rear Office	523 sq.ft
Front Office	490 sq.ft
Kitchen	<u>27 sq.ft</u>
Total	1,040 sq.ft

ASKING RENTAL

£15 per sq.ft. (£16,350 pa)

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TENURE

The premises are available by way of a new flexible 9 year internal repairing lease, subject to 3 yearly rent reviews in line with JCOL capped at a maximum of 12.5% increase.

OCCUPATION

Immediately on 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 agent:

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

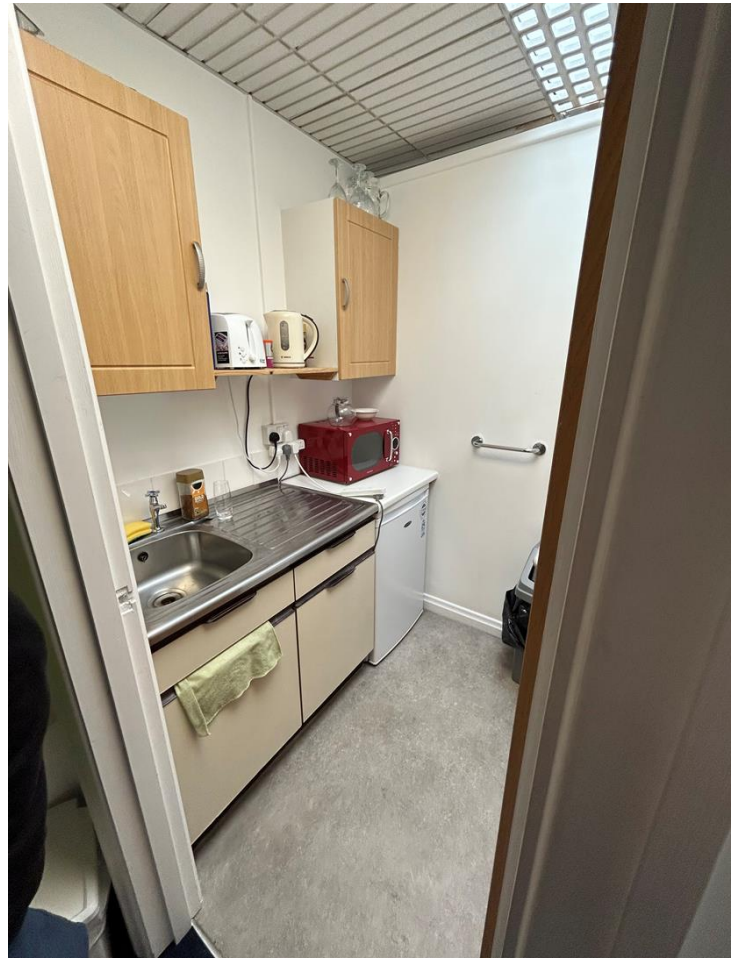
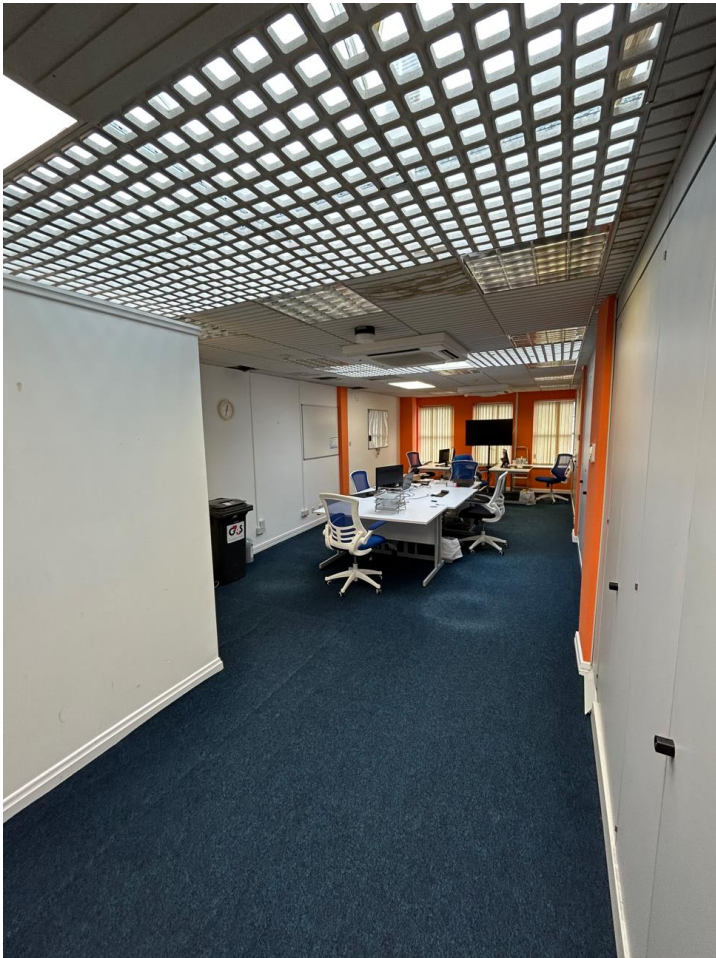
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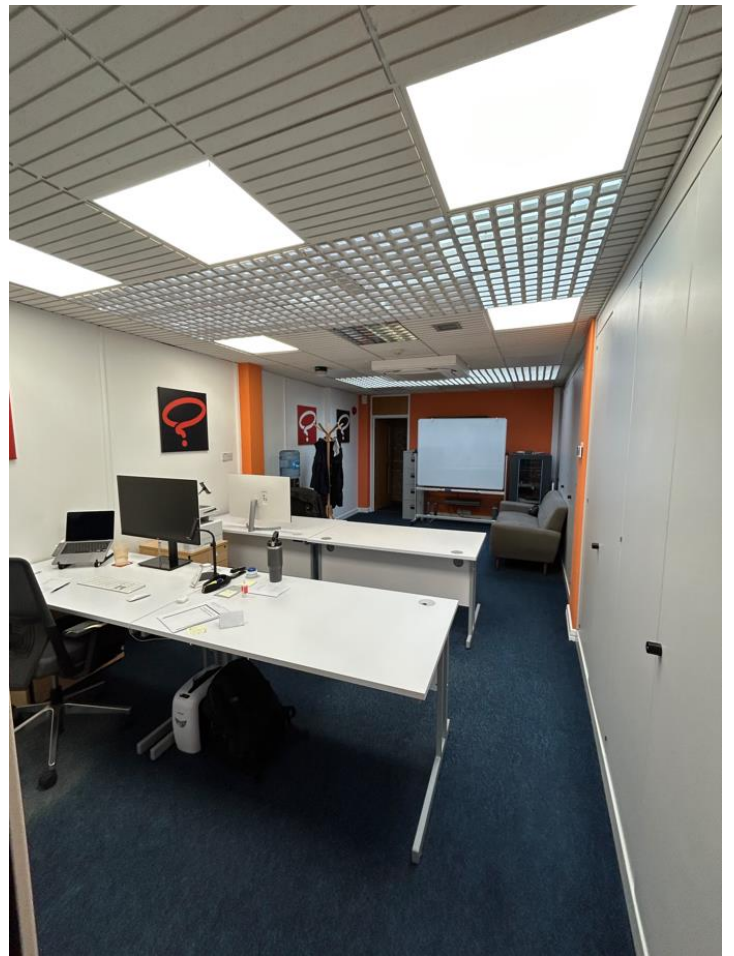
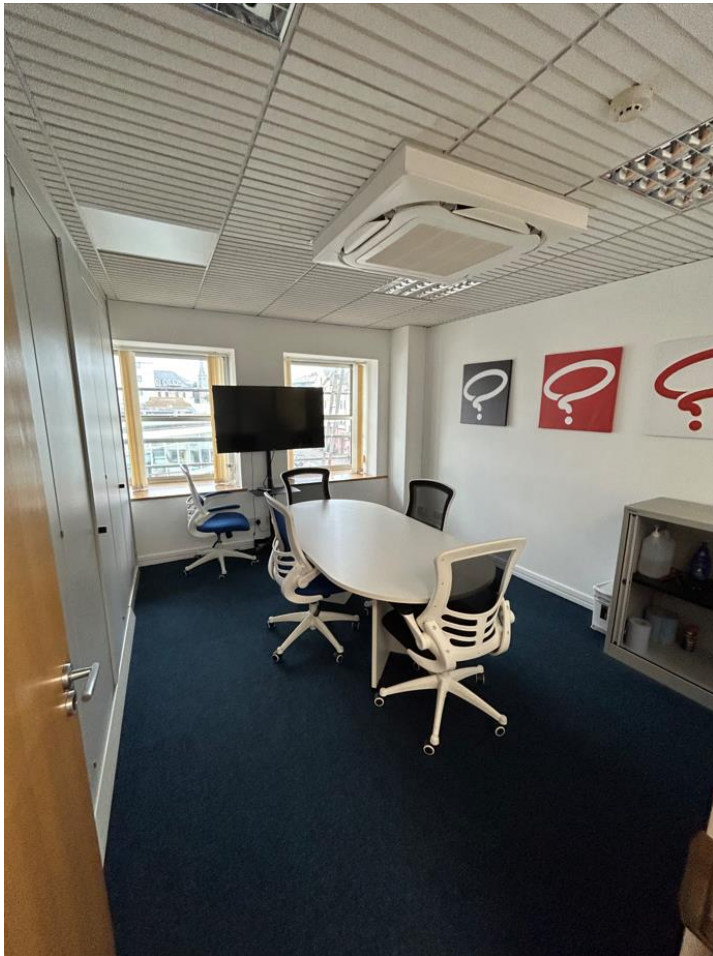
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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