

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY OFFICE SUITE UNIT 6 SPECTRUM GLOUCESTER STREET ST HELIER



**APPROXIMATELY 715 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](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# Unit 6 Spectrum, Gloucester Street, St Helier

## LOCATION

The unit forms part of the Spectrum development, located on the Eastern side of Gloucester Street, mid-way between the junction with the Parade and Seaton Place.

The development benefits from being only a few minutes' walk from the centre of St Helier and is within close proximity to the St Helier Marinas and Harbours, Patriotic Street multi-storey car park, the prime office area, the Waterfront leisure scheme and opposite the General Hospital.

We attach a location plan for ease of reference.



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## DESCRIPTION

The Spectrum development is one of the largest private sector developments to have been undertaken in Jersey, comprising a mixture of ground floor commercial office units with separate residential accommodation above.

The surrounding pedestrian walkways are finished to a high standard incorporating Jersey granite and marble, linking the units with Gloucester Street.

Internally, the office is purpose built to a high specification providing efficient accommodation, and benefitting from the following amenities:-

- Suspended ceilings;
- Comfort heating and cooling;
- Integral lighting;
- Painted and plastered walls;
- Double glazing;
- Carpeting;
- W/C Facility
- Kitchenette facility.

## ACCOMMODATION

The approximate Net Internal Area of the unit is as follows:-

|        |              |            |                 |
|--------|--------------|------------|-----------------|
| Unit 6 | Ground Floor | 715 sq.ft. | (66.4 sq.m) NIA |
|--------|--------------|------------|-----------------|

## TENURE

The unit is available to let on a new 9 year fully repairing and insuring lease subject to 3 yearly JCoL rent reviews.

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## **ASKING PRICE**

£17,160 (£24 per sq.ft.)

## **OCCUPATION**

On completion of legal formalities.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **FOR VIEWING AND FURTHER INFORMATION**

For further information or to view the premises, please contact:-

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

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



# Unit 6 Spectrum, Gloucester Street, St Helier



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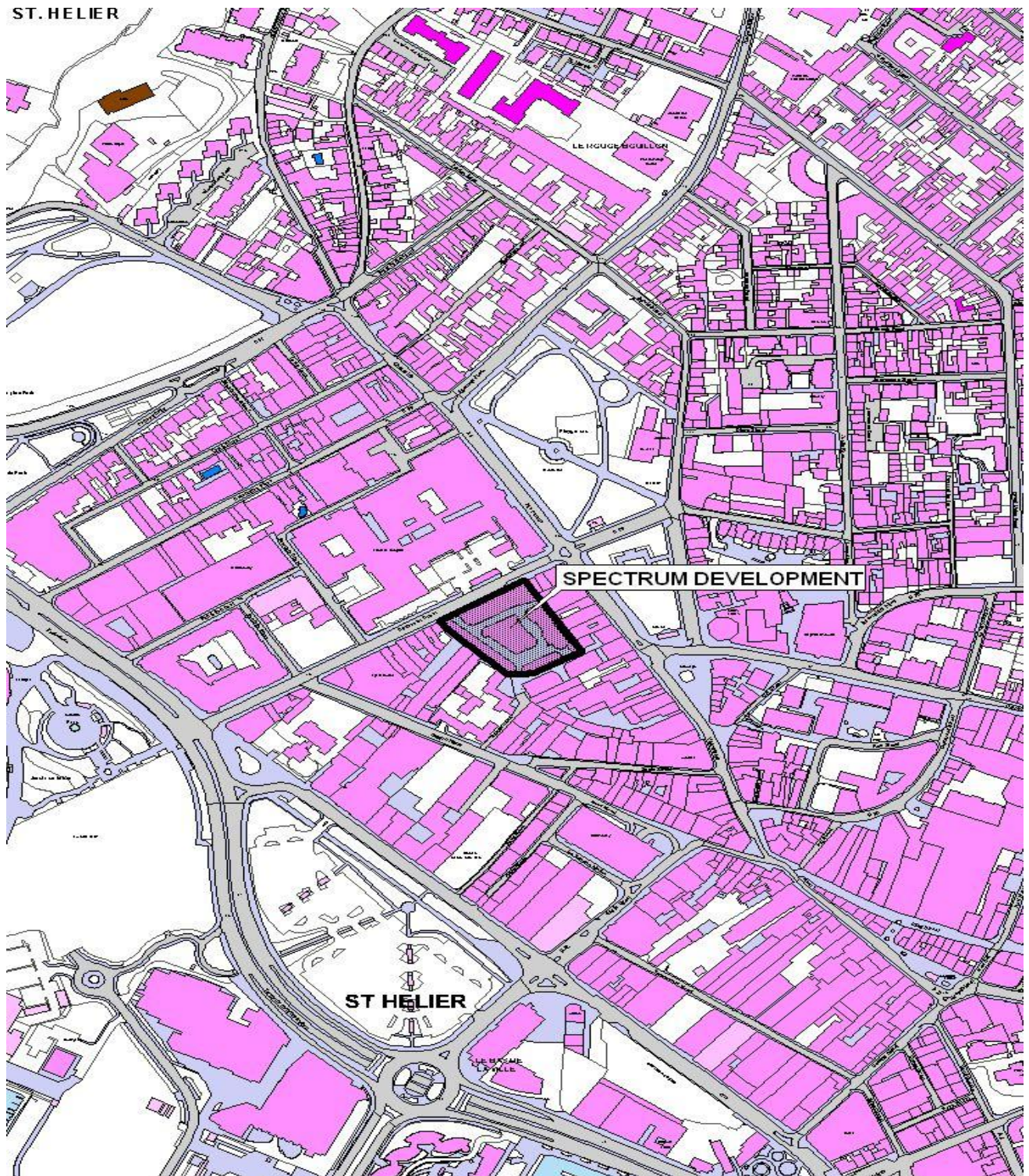
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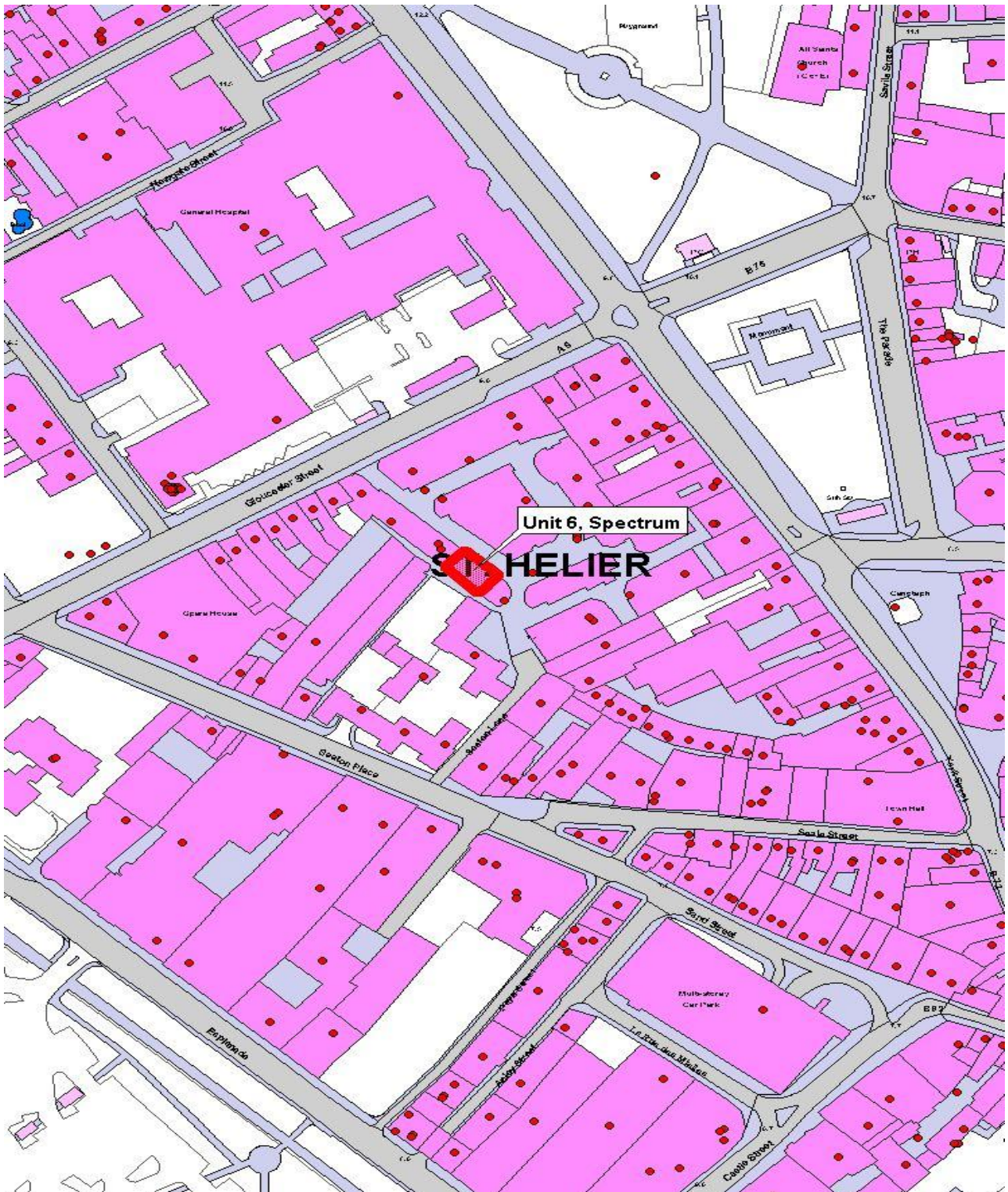
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