

Commercial Property Office Opportunity



Sarre & Company
CHARTERED SURVEYORS

FOURTH FLOOR OFFICES CHANNEL HOUSE GREEN STREET ST HELIER



TO LET

**OFFICES – 1,448 SQ.FT.
PLUS PARKING**

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



Fourth Floor North, Channel House, Green Street, St Helier

LOCATION

The property is located within St Helier's Central Business District, being five minutes' walk from the pedestrianised precincts of Queen Street and King Street. More specifically, the property is situated on the Western side of Green Street opposite Green Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

Channel House is a five storey purpose built office building, providing efficient open plan accommodation throughout, benefitting from secure private parking to the rear. The available offices are situated at Fourth floor level and benefit from the following amenities:

- Impressive window frontage with excellent natural light provision
- Suspended ceilings with integral florescent lighting
- Comfort cooling and heating
- Lift access
- Boardroom with dividing wall
- Partitioned office
- Perimeter trunking
- Kitchen facilities
- Comms Room

ACCOMMODATION

Fourth Floor Offices (North) - 1,448 sq.ft.

Private parking to the rear - 1 space (with option for further spaces)

TENURE

The offices are available on a new 9 year fully repairing and insuring style lease via a service charge for communal running costs but **excluding** structural repair. Rent reviews are 3 yearly to Jersey Cost of Living.

Fourth Floor North, Channel House, Green Street, St Helier

RENTAL

Offices - £24 per sq.ft.
Parking - £3,250 per annum per space

OCCUPATION

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 sole agent.

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

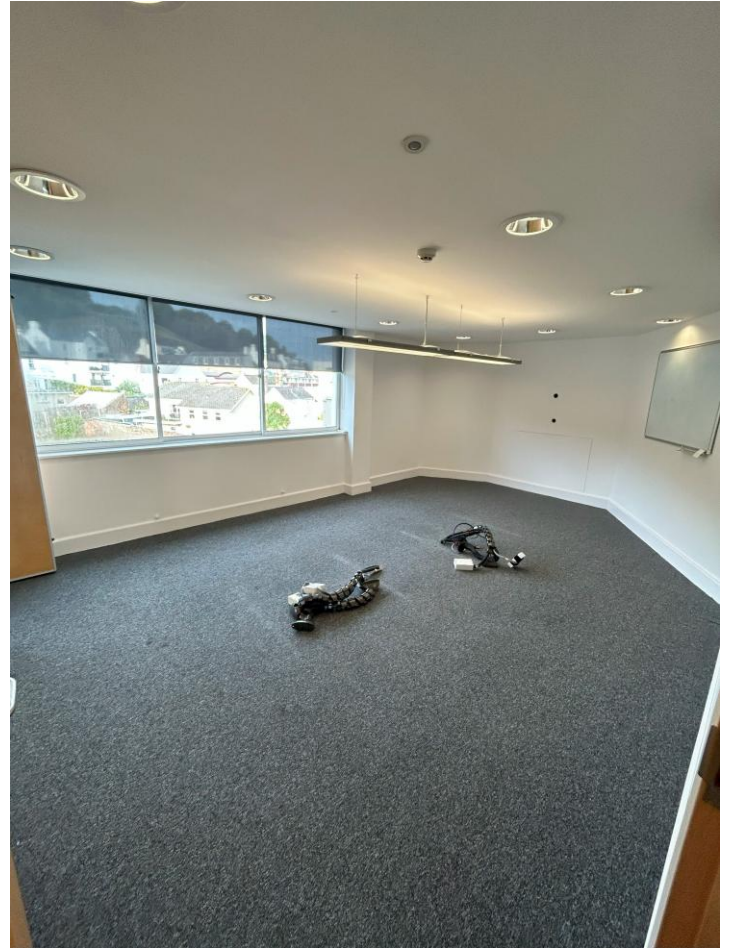
**Sarre & Company
16 Gloucester Street
St Helier
JE2 3QR**

**Tel: 01534 888848
Fax: 01534 888849**

**Email: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

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

Fourth Floor North, Channel House, Green Street, St Helier



Fourth Floor North, Channel House, Green Street, St Helier



Fourth Floor North, Channel House, Green Street, St Helier



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