

COMMERCIAL PROPERTY OFFICE OPPOTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES TO LET 1/3/5 CASTLE STREET ST HELIER



APPROXIMATELY 2,955 SQ.FT.
PLUS 1 SECURE CAR SPACE
TO LET ON A NEW LEASE



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

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1/3/5 CASTLE STREET ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District.

More specifically the premises are situated on the corner of Castle Street and Charing Cross, which is the main thoroughfare from the prime office areas to St Helier Town Centre itself.

We attach a location plan reference purposes.

DESCRIPTION

The property is a purpose built four storey office building providing efficient accommodation over basement, ground, first, second and third floors.

The available space is situated at first floor level, accessed through a spacious entrance hallway off Castle Street.

The premises are built to a high specification throughout and in general provide the following amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- Double glazing;
- Fully accessible raised floors;
- Carpeted;
- Lift access to all floors;
- Male & female WC facilities;
- Kitchenette facilities;
- Fitted archive roller storage units;
- Efficient open plan accommodation;
- Excellent natural light provision;
- Prominent corner position.

The premises are partially fitted out to include 3 private offices and an internal 8/10 person meeting room.

We attach a cleared out floor plan and a floor plan as currently fitted out for reference purposes.

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ACCOMMODATION

The approximate Net Internal Area is as follows:

First Floor - 2,955 sq.ft.

Plus 1 car space if required.

TENURE

The premises are available on a new 9 year fully repairing and insuring style lease, via a service charge, subject to 3 yearly Jersey Cost of Living rent reviews.

AVAILABILITY

From June 2026.

RENTAL

Offices - £30 per sq.ft.

Parking - £3,750pa

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:

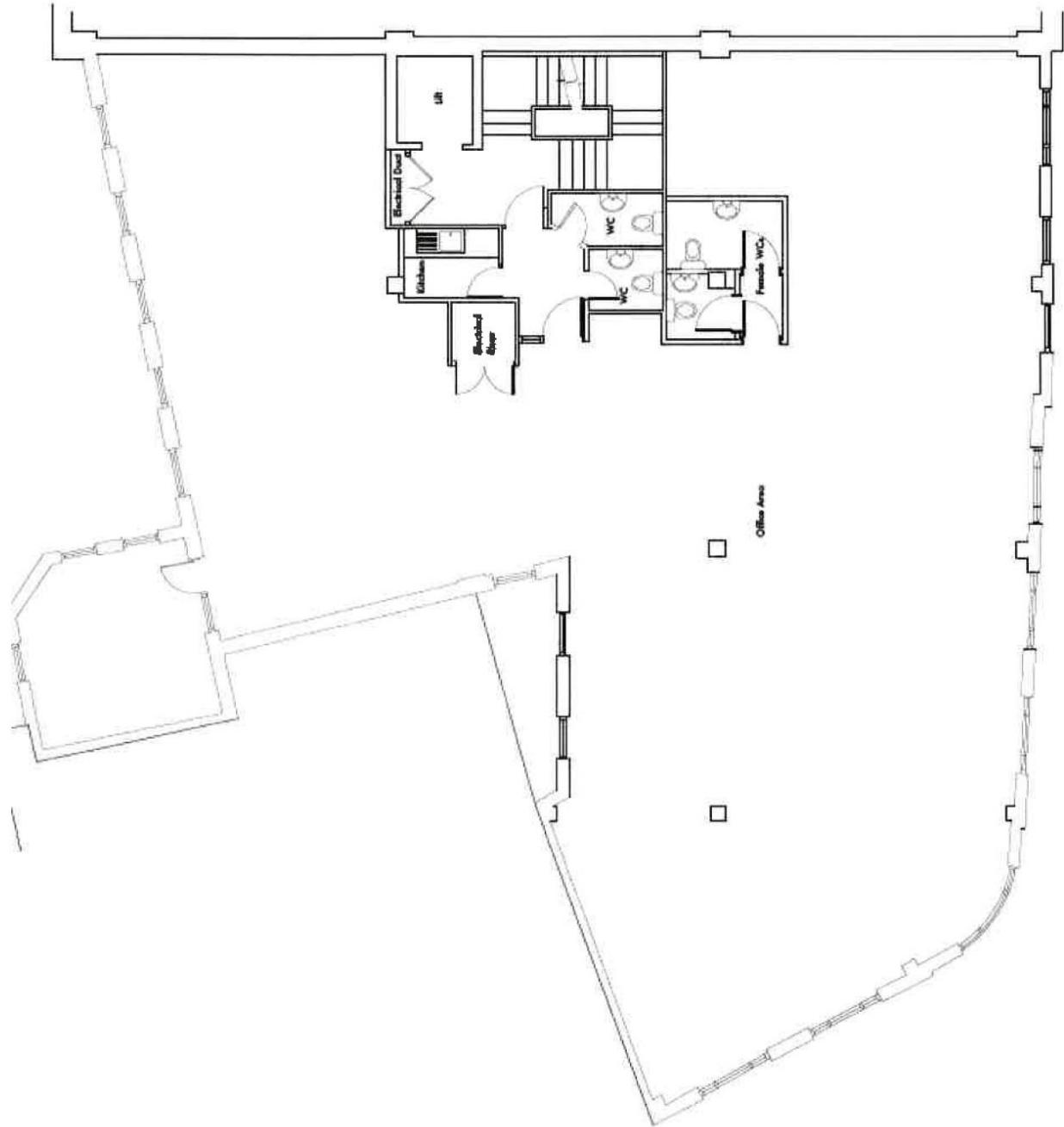
**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS
or Reece Sarre**

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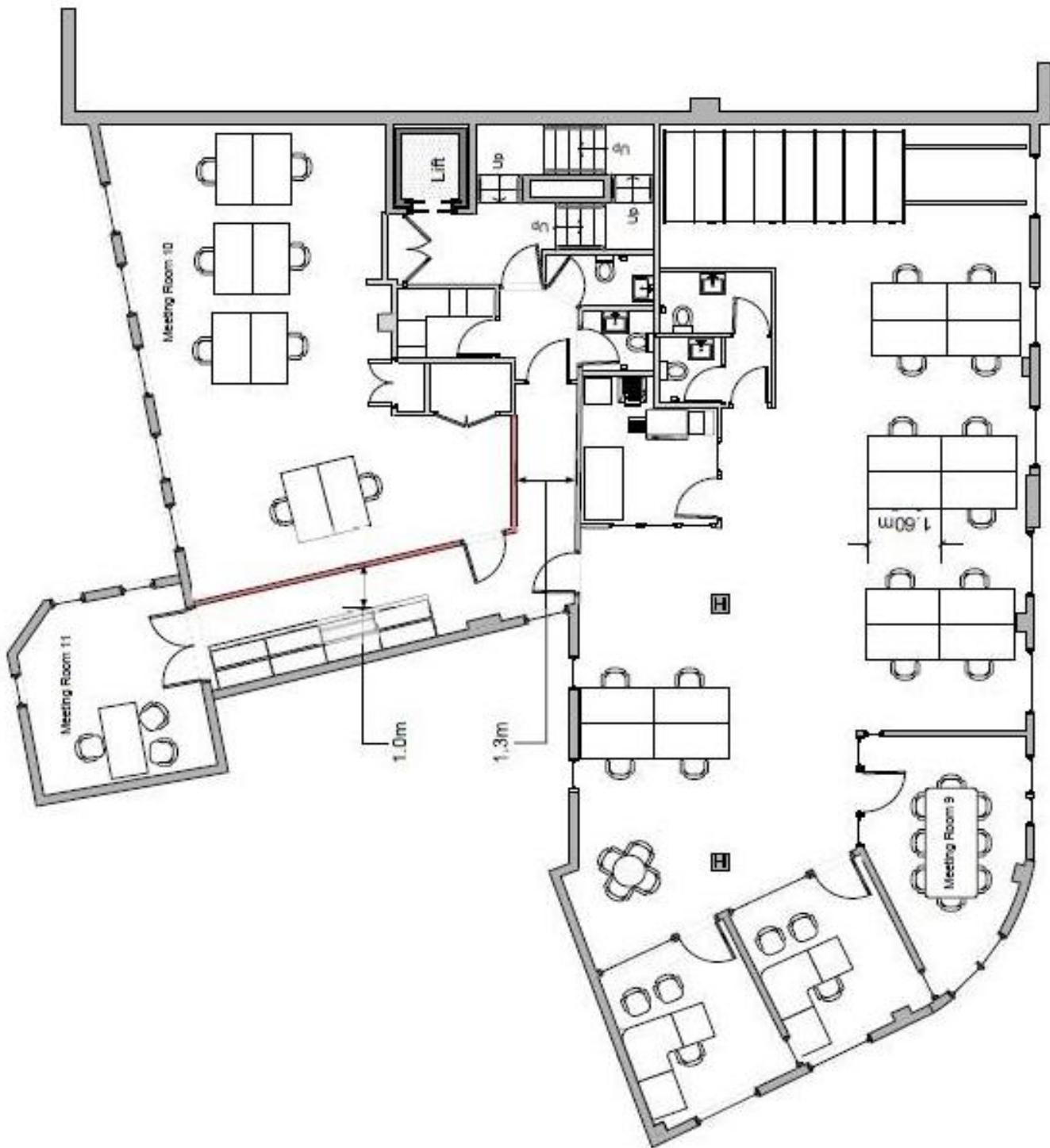
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



FIRST FLOOR PLAN

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Drawing Title:	Dividing Wall 3
Last Updated:	02/02/2018
Updated by:	M Holton
Location:	JFSC, 5 Castle Street
Scale @ A3	1:100

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