

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

1 & 21 BRITANNIA PLACE BATH STREET ST HELIER



**2,015 SQ.FT, 2,205 SQ.FT.
UP TO 4,220 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



1 & 21 BRITANNIA PLACE BATH STREET ST HELIER

LOCATION

The property is situated within St Helier's Town Centre forming part of the Central Business District, just to the North-East of the prime pedestrianised precincts of Queen Street and King Street.

More specifically, Britannia Place is accessed off the North-Eastern side of Bath Street, close to the junction with Tunnell Street. Britannia Place is adjacent to Millennium Town Park and opposite the new Premier Inn Hotel on Bath Street.

Occupiers in Britannia Place include JMEC, Henderson Green, MS Planning and Channel 103 FM.

We attach a location plan for reference purposes.

DESCRIPTION

The Britannia Place complex comprises numerous small self-contained office buildings in a terrace style format, of 2/3 storeys in height.

Units 1 and 21 (which are interlinked) are located at first and second floor levels and have recently been fully refurbished by the previous tenant to a high standard. The suites overlook Bath Street and are approached via a communal entrance and stairwell. Internally the offices are largely open plan but with a part cellularised layout to include an entrance lobby, boardroom, separate office/meeting room, storage/archive room, kitchen/staff room and WC facilities.

The specification includes:

- Suspended ceilings
- Perimeter trunking
- LED lighting
- Comfort cooling/comfort heating system
- Door entry system

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ACCOMMODATION

The approximate Net Internal area of the accommodation is:

First Floor	2,015 sq.ft.
Second Floor	<u>2,205</u> sq.ft.
Total	4,220 sq.ft.

The accommodation is available as individual floors, or as a whole.

TENURE

The premises are available by way of a new 9 year internal repairing and insuring style lease and subject to 3 yearly rent reviews.

ASKING RENTAL

£18 per sq.ft.

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.

1 & 21 BRITANNIA PLACE BATH STREET ST HELIER

VIEWING

By contacting the Vendor's sole agent:

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

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

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Website: www.sarreandcompany.co.uk

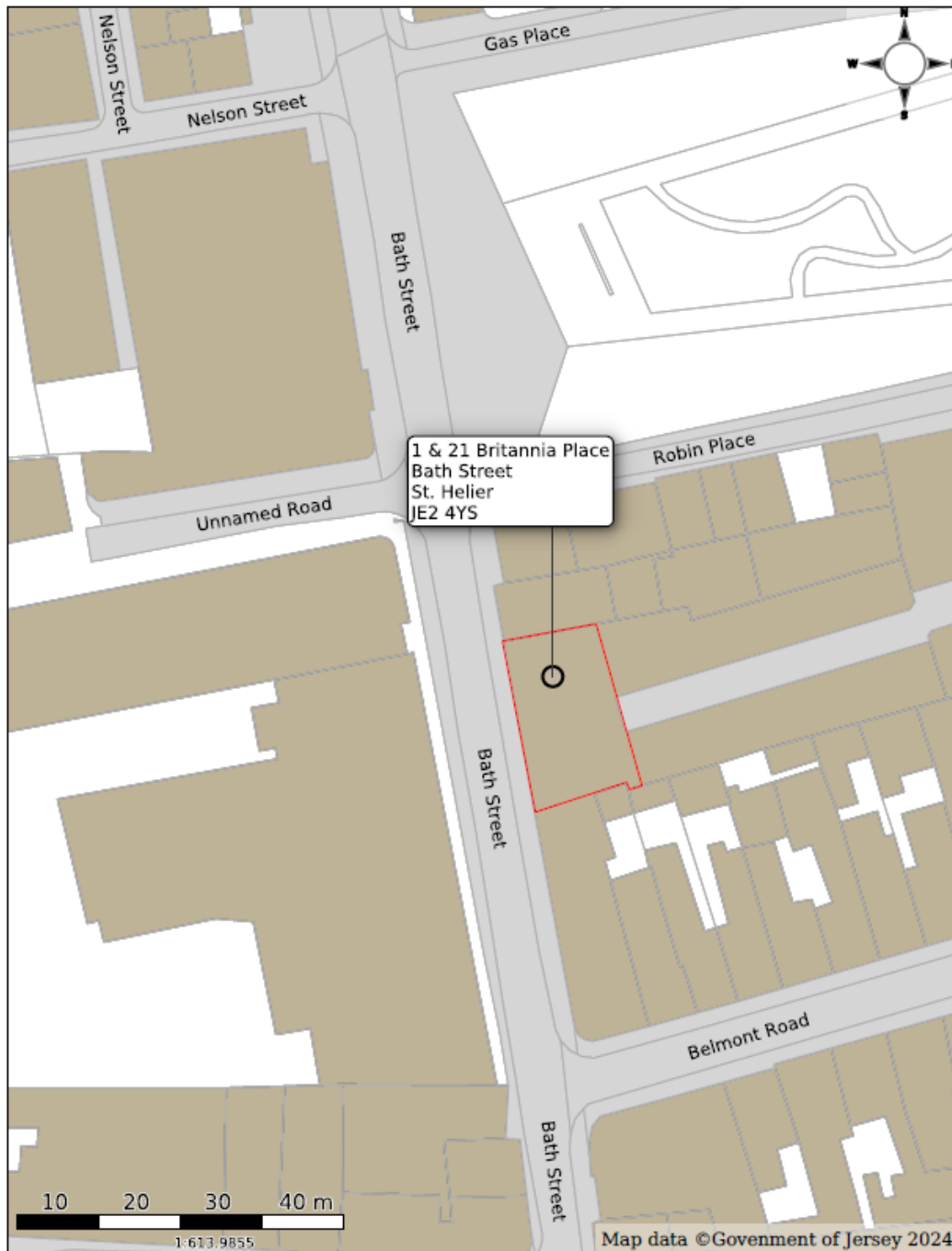
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

1 & 21 BRITANNIA PLACE

BATH STREET



Digimap Address Locator



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