

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

1 & 21 BRITANNIA PLACE BATH STREET ST HELIER



**SECOND FLOOR
2,205 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 SandpiperCI, 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.

The available offices are situated on the second floor and have been 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 partially open plan and partially cellularised and include an entrance lobby, large boardroom, separate office/meeting rooms, storage/archive room, kitchen/staff room and WC facilities. We have attached a floor plan showing the current layout together with a further floor plan of a proposed layout showing a larger open plan area. Subject to contract, the landlord is amenable to undertaking certain works to alter the layout to suit an incoming tenant, and also potentially splitting the floor into two separate suites.

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:

Second Floor 2,205 sq.ft.

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

£16 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.

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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
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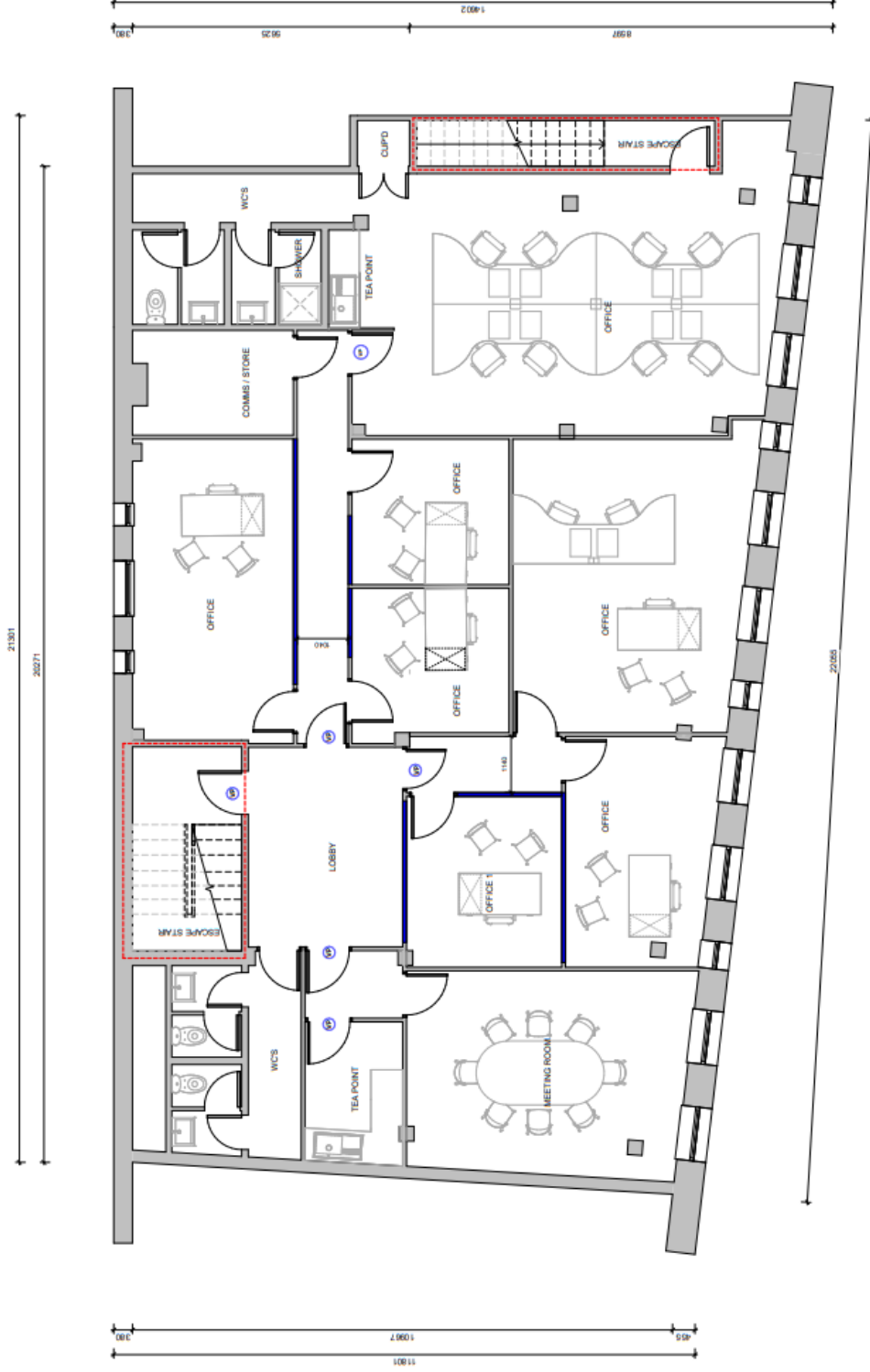
Website: www.sarreandcompany.co.uk

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

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 ALL DIMENSIONS TO BE CHECKED ON THE EXISTING DRAWINGS TO
 BE USED FOR THE CONSTRUCTION OF THE PROPOSED WORK.
 FOR EFFECTIVE AND ACCURATE DIMENSIONS, ALL DIMENSIONS
 TO BE USED FOR THE CONSTRUCTION OF THE PROPOSED WORK
 SHALL BE TAKEN FROM THE DIMENSION LINES.

KEY:

- Protected Lobby : ---
- Travel Distance : ---
- 30min Fire Rated Doors FD30 : 20
- Predicted maximum Occupancy : C
- Vision Panel : C



Existing Second Floor



Rev	Description	Drawn	Date	Checked
1	Issue 1		13 Oct 2025	



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Client's Name
ST AUBIN HOUSE

Job Title
ST AUBIN HOUSE

Drawing Title
EXISTING FLOOR PLAN

Scale
1 : 50 @ A1

Job No
2251

Drawing No
A.01.200

Status
1

1 & 21 BRITANNIA PLACE BATH STREET



Digimap Address Locator

