

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## FULLY REFURBISHED OFFICES 20 BRITANNIA PLACE BATH STREET ST HELIER JERSEY



**GROUND FLOOR 637 SQ.FT.**

**1<sup>ST</sup> FLOOR 637 SQ.FT.**

**TO LET**



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandco.com](mailto:property@sarreandco.com) [www.sarreandco.com](http://www.sarreandco.com)  
Tel: 01534 888848 Fax: 01534 888849



# 20 BRITANNIA PLACE BATH STREET, ST HELIER

## **LOCATION**

The property is located within the Central Business District of St Helier, forming part of the attractive courtyard style development known as Britannia Place.

More specifically, Britannia Place is situated on the North-Eastern side of Bath Street, close to the junction with Tunnell Street.

We attach a location plan for reference purposes.

## **DESCRIPTION**

Britannia Place comprises a number of terraced two and three storey purpose-built office buildings of reinforced concrete frame construction, with an attractive red and brown facing brick façade.

The property has recently been fully refurbished by the landlord to a high specification and provides a turnkey solution for a small business seeking affordable modern offices:

- Double glazing
- Exposed "Shoreditch" ceilings
- Versatile open plan layout
- Fully re-plastered, painted and decorated
- Feature walls with wooden cladding
- Feature lighting
- New carpeting throughout
- New kitchen / teapoint with appliances on each floor
- New fully tiled WC on each floor
- Data connectivity
- Wall mounted heating

The premises benefit from an excellent natural light provision,

## **ACCOMMODATION**

The Net Internal Area of the available accommodation is:

Ground Floor            637 sq.ft.

# 20 BRITANNIA PLACE BATH STREET, ST HELIER

First Floor                      637 sq.ft.

**Total**                              1,274 sq.ft.

## TENURE

The premises area available on a floor-by-floor basis or together on a new internal repairing style lease to include a fair proportion of all parish rates, utilities, association charges and building insurance and, subject to 3 yearly Jersey Cost of Living rent reviews.

## RENTAL

Ground floor: £11,000 pa plus outgoings

First floor: £11,000 pa plus outgoings

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By contacting the Landlord's sole agent:

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

**Sarre & Company  
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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## Digimap Address Locator



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