

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY FIRST FLOOR OFFICE SUITE 24 SEALE STREET ST HELIER



APPROXIMATELY 3,558 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



24 Seale Street, St Helier, Jersey

LOCATION

The property is located within Jersey's Central Business District, being two minutes' walk from St Helier's principal pedestrianised retailing precinct, namely King Street. Patriotic Street and Sand Street multi-storey car parks are within close proximity, as is the prime office areas along the Esplanade, Castle Street, Seaton Place and Broad Street.

More specifically, the property is situated on the Northern side of Seale Street, close to the junction with Seaton Place. We attach a site plan and location plan for reference purposes.

DESCRIPTION

The offices form the entire first floor and benefit from the following general amenities:-

- Suspended ceiling;
- Integral fluorescent lighting;
- Comfort cooling/ heating;
- Double glazing;
- Fully accessible raised access floors;
- Male and female WC facilities;
- Shower facility;

FIXTURES AND FITTINGS

In addition to the above, the unit has been fitted out to a high standard throughout to include the following:-

- A 10 person boardroom
- A 6 person meeting room
- A 10 person internal meeting room
- A 6 person internal meeting room;
- Extensive archive roller filing system;
- A fitted kitchen and break out area;
- 29 work stations with work station chairs;

24 Seale Street, St Helier, Jersey

ACCOMMODATION

The approximate Net Internal Area is 3,558 sq.ft.

TENURE

The premises are available by way of a new 9 year internal repairing and insuring style lease, subject to a service charge covering a fair proportion of the costs of building insurance, foncier rates, cleaning and decoration of the communal areas. The landlord is to maintain and be responsible for the exterior structure and external redecoration of the property.

RENTAL

Asking £24 per sq.ft.

OCCUPATION

Early 2027 by negotiation.

LEGAL COSTS

Each party to bear their own legal costs

24 Seale Street, St Helier, Jersey

VIEWING

By contacting the vendor's sole agent:

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

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

Tel: 01534 888848

Fax: 01534 888849

E-mail: 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

NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

This drawing must be read in conjunction with all other architect's detail drawings, schedules and specifications.

All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of inconsistencies, seek confirmation.

This drawing must not be copied or reproduced in whole or in part without the prior written permission of Axis Mason Ltd.

© Copyright Axis Mason Ltd

Rev	Description	Rev	Old	Date
P1	Preliminary	LH	CF	08/10/2020

AXIS MASON

Stamford House, Phillips Street
St. Helier, Jersey, JZ1 4SB
01534 670 137 WWW.AXISMASON.COM
LONDON GLASGOW JERSEY GOANSK DUBBAN

Client: Same & Co.

Project: 24 Scale Street,
St Helier, Jersey

Drawing Title: Existing First Floor Plan

Scale @ A3:	1:100	Date:	OCTOBER 2020
Project Co-ordinator:	MC	Issue Status:	PRELIMINARY

Job No:	Drawing No:	Revision:
4028	050	P1



NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

This drawing must be read in conjunction with all other architects' detail drawings, schedules and specifications.

All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of inconsistencies, seek confirmation.

This drawing must not be copied in whole or in part without the prior written permission of Axis Mason Ltd.

© Copyright Axis Mason Ltd

Rev	Description	Drawn	Checkd	Date
P1	Preliminary	LH	CF	08/10/2020

AXIS MASON

Somerville House, Philip Street
St Helier, Jersey, JZ2 4DR
01534 870 137 WWW.AXISMASON.COM
LONDON GLASGOW JERSEY GOANSK DUBLIN

Client:	Same & Co.
---------	------------

Project:	24 Seale Street, St Helier, Jersey
----------	---------------------------------------

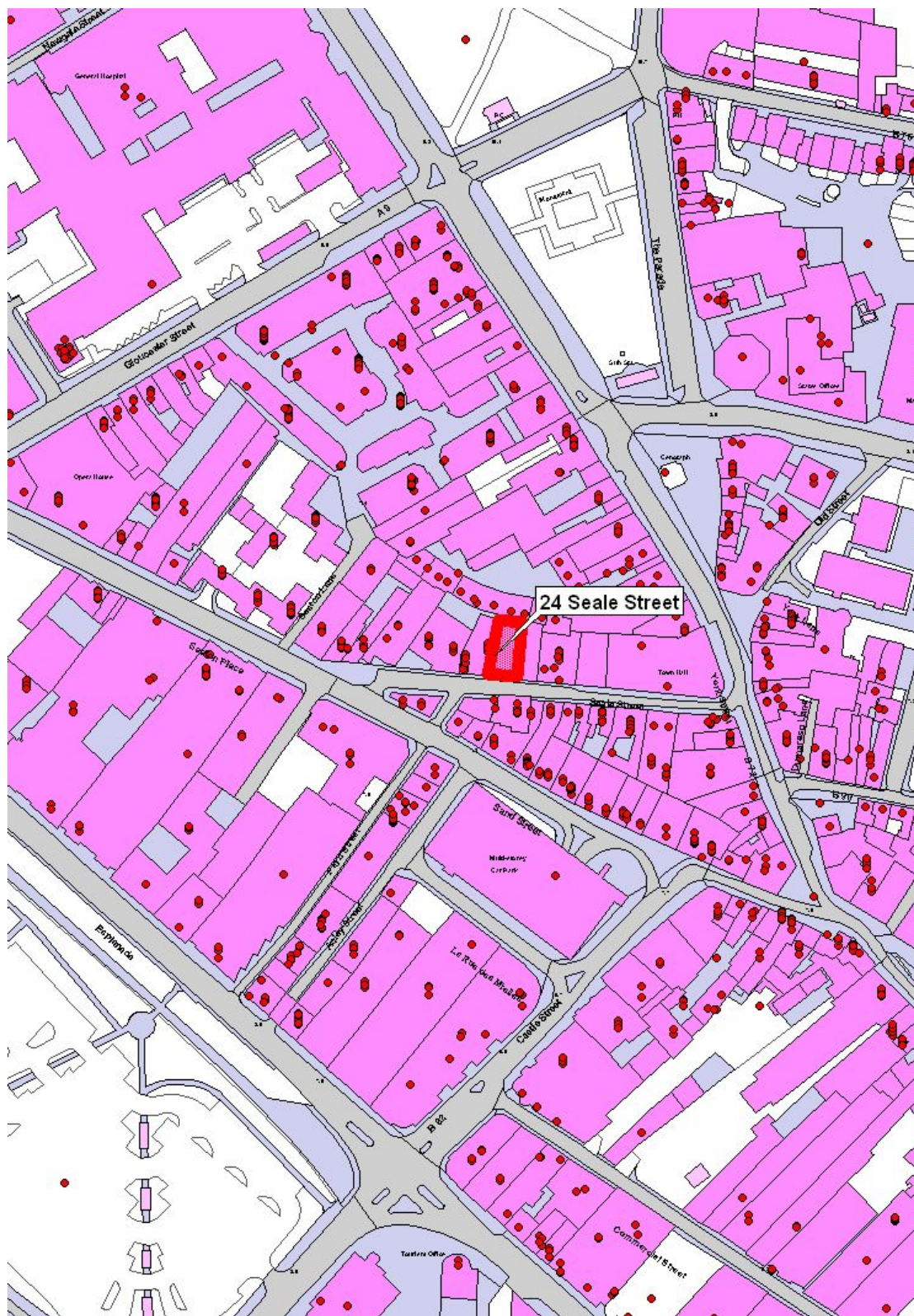
Drawing Title:	Existing First Floor Plan Furniture Layout
----------------	---

Scale @ A3:	1:100	Date:	OCTOBER 2020
Project Co-ordinator:	IMC	Issue Status:	PRELIMINARY

Job No:	4038	Drawing No:	060	Revision:	P1
---------	------	-------------	-----	-----------	----

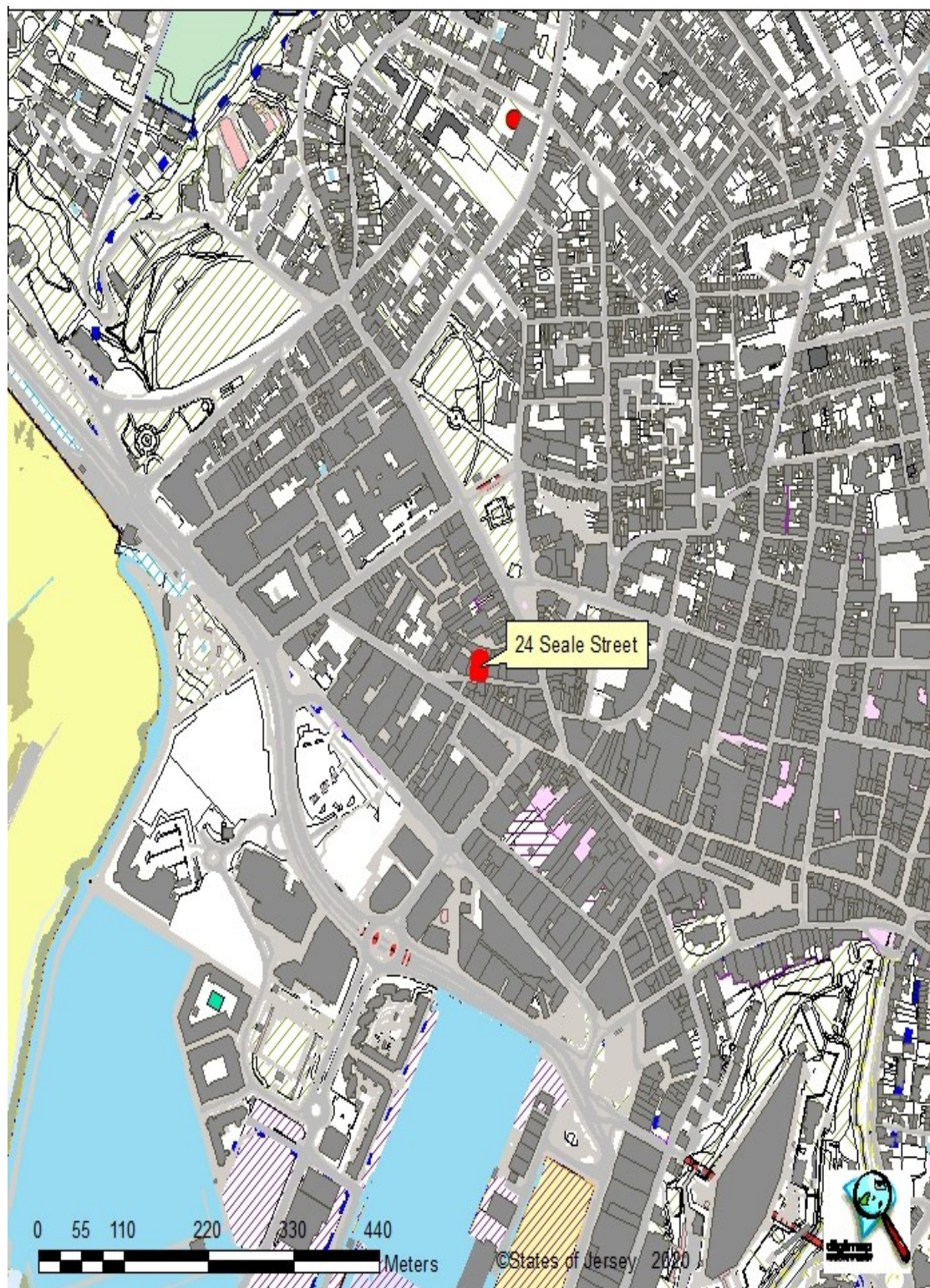


24 Seale Street, St Helier, Jersey



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

24 Seale Street, St Helier, Jersey



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