

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES 28 NEW STREET ST HELIER JERSEY



TO LET

APPROXIMATELY 4,647 SQ.FT.
PLUS 5 CAR PARKING SPACES

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



28 NEW STREET ST. HELIER JERSEY

LOCATION

The property is located within St Helier's Central Business District occupying a prominent position in the recognised prime office area of New Street.

We attach a location plan for reference purposes.

DESCRIPTION

The building is an attractive four-storey purpose-built office building in a terrace of similar style properties. The available offices are situated on the second floor and provide an efficient floor plate with excellent natural light provision from windows from and rear and a large central atrium.

The accommodation comprises offices which have been fully refurbished by the current tenant in 2022 to an extremely high specification and which now benefit from the following amenities:

- Comfort cooling/ comfort heating
- Suspended ceilings
- Integral LED lighting
- Double glazing
- Fully accessible raised floors
- Lift access
- Male and female toilets
- Disabled toilet / shower
- Kitchen / break area
- Dedicated reception area
- 18x person board room
- 12x person client room
- 4x person client meeting room
- 3x person client meeting room
- Security door access system

We attach a floor plan showing the current part open plan / part cellularised layout.

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ACCOMMODATION

The approximate 2nd floor area is 4,647 sq.ft.

In addition, there are 5 ground floor secure car spaces available if required.

TENURE

The premises are available from 1st April 2026 until 30th July 2030 by way of an assignment of the existing lease. The existing lease is drawn on a fully repairing and insuring style basis, by way of a managed fair proportional style service charge, and subject to 3 yearly rent reviews in line with Jersey Cost of Living (the next review being on 31st July 2027).

RENTAL

The passing rent is £146,307.03 per annum which equates to £27.45 per sq.ft. and £3,743.97 per parking space.

OCCUPATION

From 1st March 2026.

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, and the Lessee will be required to provide the usual Due Diligence information.

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VIEWING

Strictly by appointment with the Lessee'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



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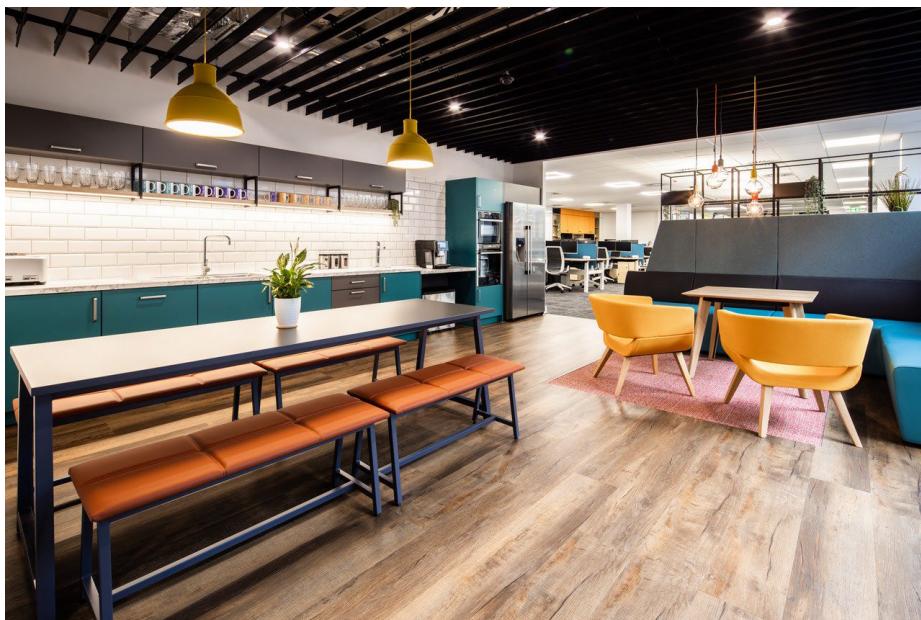
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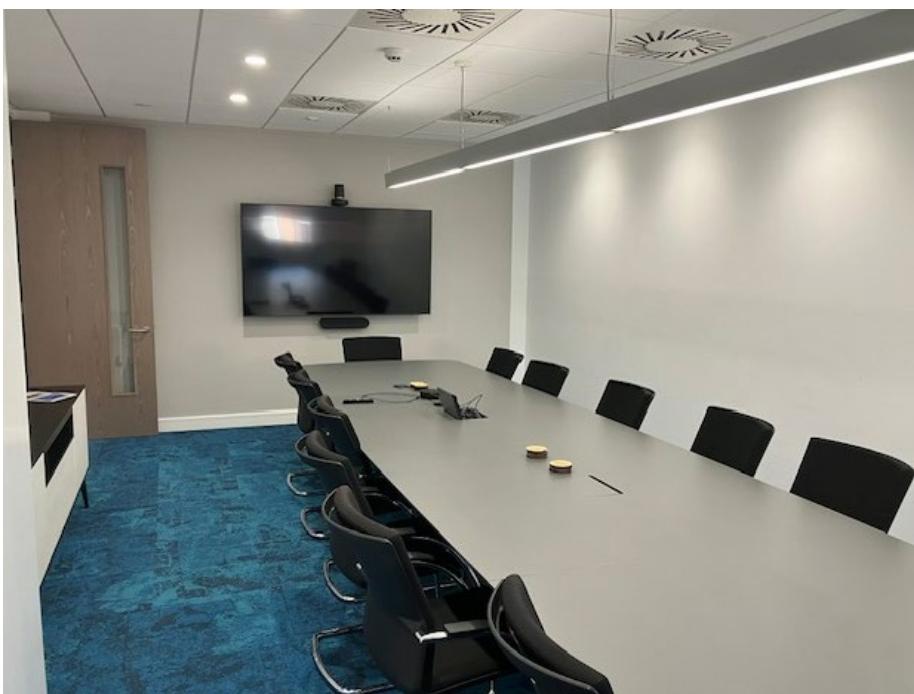


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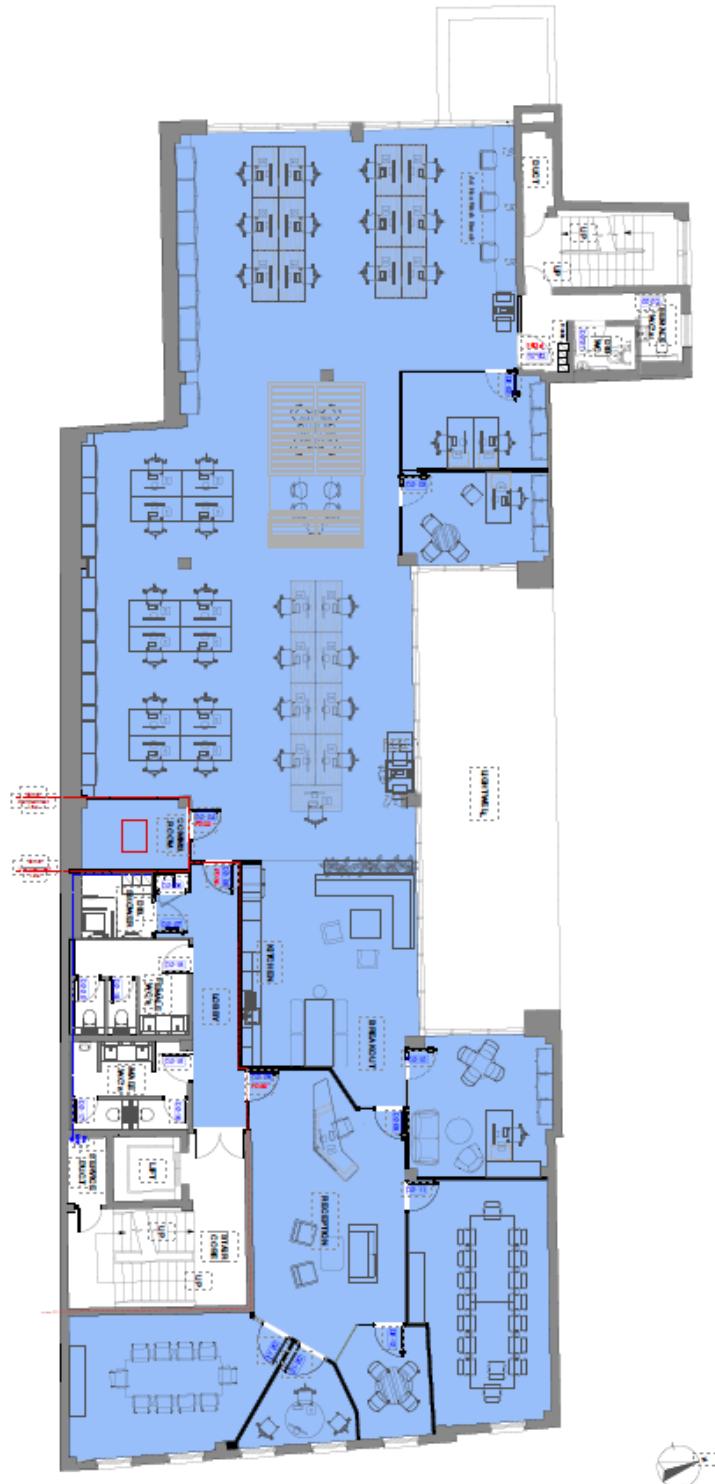


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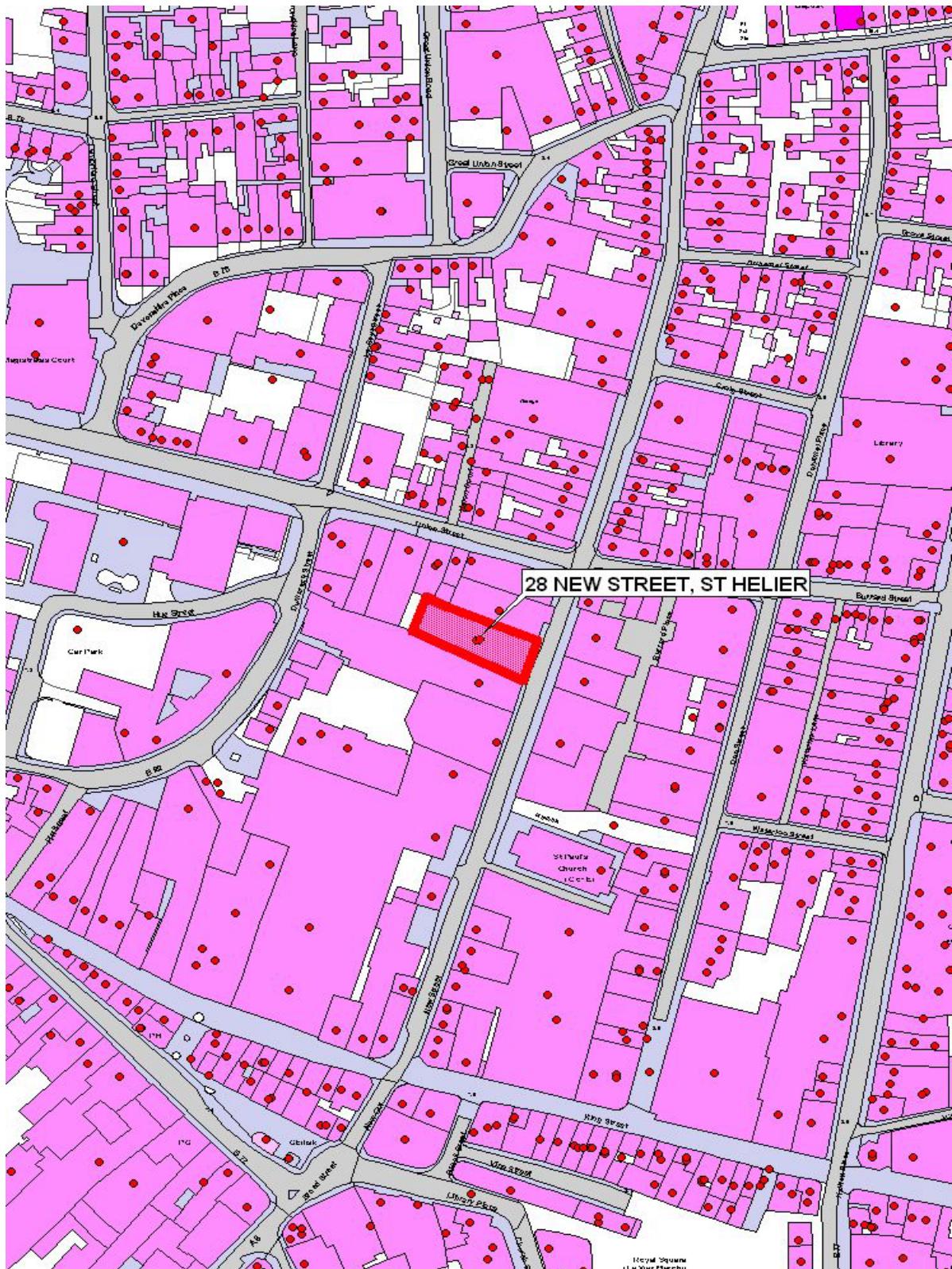


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