

# 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](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 28 NEW STREET ST. HELIER JERSEY

## LOCATION

The property is prominently located within St Helier's Central Business District, occupying a prime position on New Street, one of the town's most established and sought-after office locations. The surrounding area is home to a wide range of professional occupiers and provides excellent access to the Island's principal commercial, retail and transport amenities.

A location plan is attached 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 front and rear and a large central atrium.

The offices were comprehensively refurbished by the current occupier in 2022 to an exceptionally high specification and are available by way of **lease assignment** in turnkey condition.

The accommodation is therefore immediately occupiable and presents a rare opportunity for an incoming assignee to acquire high-quality, fitted office space with **no requirement for capital expenditure** on fit-out or refurbishment.

The accommodation benefits 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
- 18-person board room
- 12-person client room
- 4-person client meeting room
- 3-person client meeting room
- Security door access system

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The current layout provides a well-balanced mix of open-plan workspace and cellular offices, meeting rooms and client areas, offering immediate operational flexibility. A floor plan illustrating the existing configuration is attached.

## ACCOMMODATION

The second floor provides approximately **4,647 sq.ft.** of high-quality office accommodation.

In addition, **five secure ground floor car parking spaces** are provided.

## TENURE

The premises are available from **1<sup>st</sup> April 2026 until 30<sup>th</sup> 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 31<sup>st</sup> 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 1<sup>st</sup> April 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.

# 28 NEW STREET ST. HELIER JERSEY

## VIEWING

Strictly by appointment with the Lessee's sole agent:

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

**Sarre & Company  
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St Helier  
Jersey, JE2 3QR**

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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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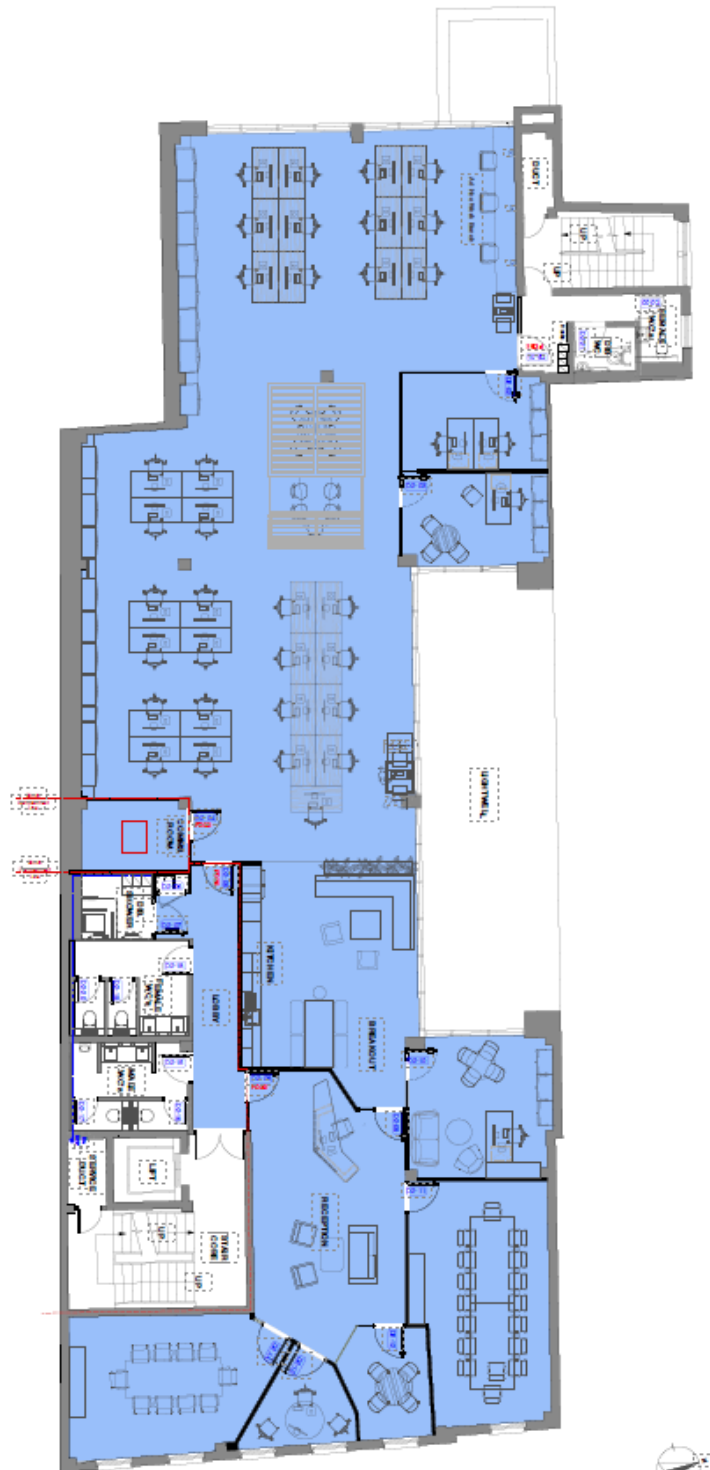
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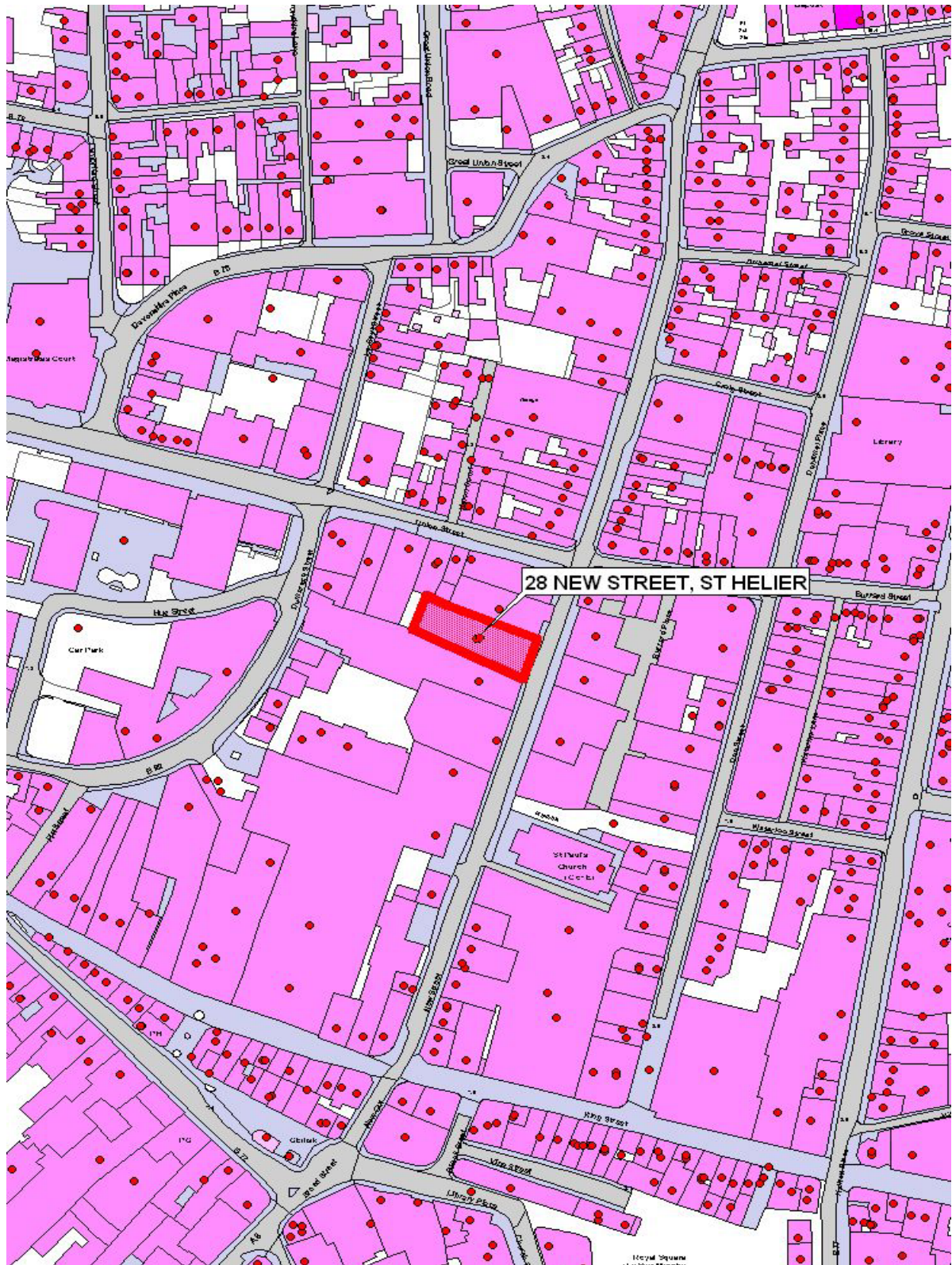


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