COMMERCIAL PROPERTY
OFFICE OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

QUALITY 2ND & 3RD FLOOR OFFICES
3 MULCASTER STREET
ST HELIER



735 SQ.FT. – 2,130 SQ.FT.
+ 3 CAR SPACES
TO LET

RICS Regulated by RICS

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandco.com www.sarreandco.com

The Property Ombudsman

3 MULCASTER STREET
ST HELIER

LOCATION

The property is located within the heart of Jersey's Central Business District, in one of the most sought after areas within St Helier. More specifically, the property is situated on the Eastern side of Mulcaster Street, between the junctions with Church Street and Bond Street, overlooking the Town Church.

We attach a location plan and site plan for ease of reference.

DESCRIPTION

The property is a purpose built four storey office building. The building provides the following high quality specification on each floor:

- Comfort cooling/comfort heating;
- Perimeter trunking;
- Double glazing;
- Lift access;
- Kitchenette;
- Efficient open plan space;
- Excellent natural light provision;
- Male & female WC facilities.

We attach Floor plans as currently laid out and with a suggested test to fit layout for reference purposes.

ACCOMMODATION

The approximate net internal areas are as follows:

2nd Floor -	1,395 sq.ft.
3rd Floor -	735 sq.ft.
Total -	2,130 sq.ft.

PARKING

The are 3 car spaces available, being one double space and one single space.

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TENURE

The offices are available as a whole, or on a floor by floor basis, on a new 9 year lease, based on fully repairing and insuring terms by way of a managed service charge, with 3 yearly rent reviews in line with Jersey Cost of Living.

ASKING RENTAL

Offices - £29 per sq.ft.
Parking - Single Space - £3,500pa
- Double Space - £5,500pa

COVENANT STRENGTH AND DUE DILIGENCE

The Lessee will be required to satisfy the landlord of their covenant strength and to produce the usual Due Diligence information on request.

VIEWING

By contacting the vendor's sole agent:

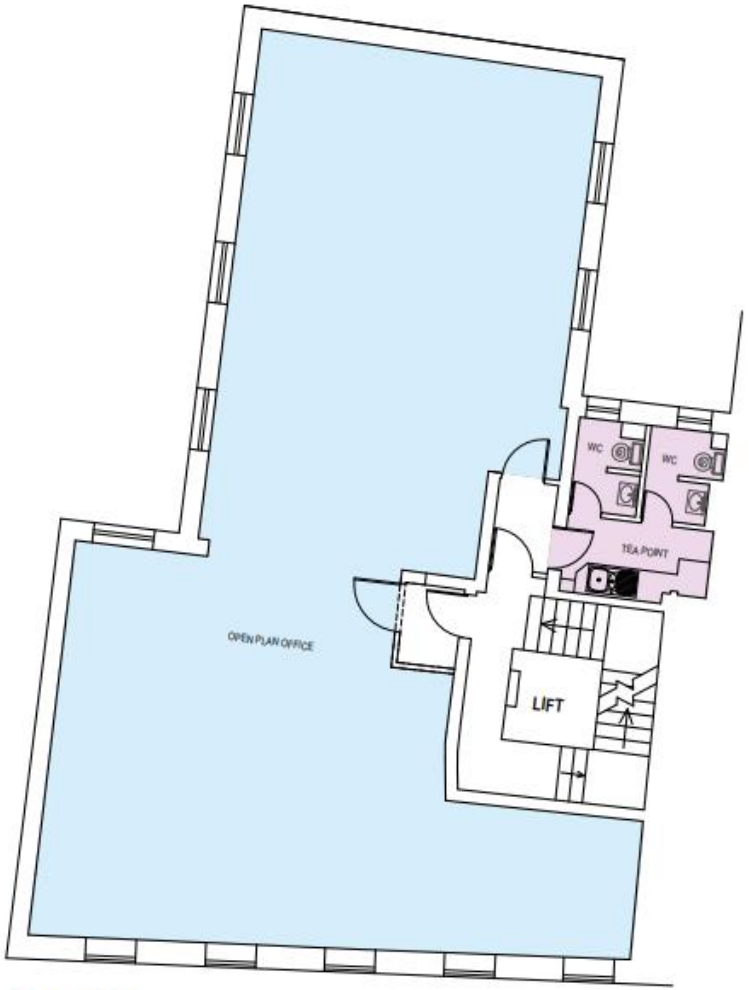
Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS,
Reece Sarre or Freddie Pollard BSc (Hons)

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

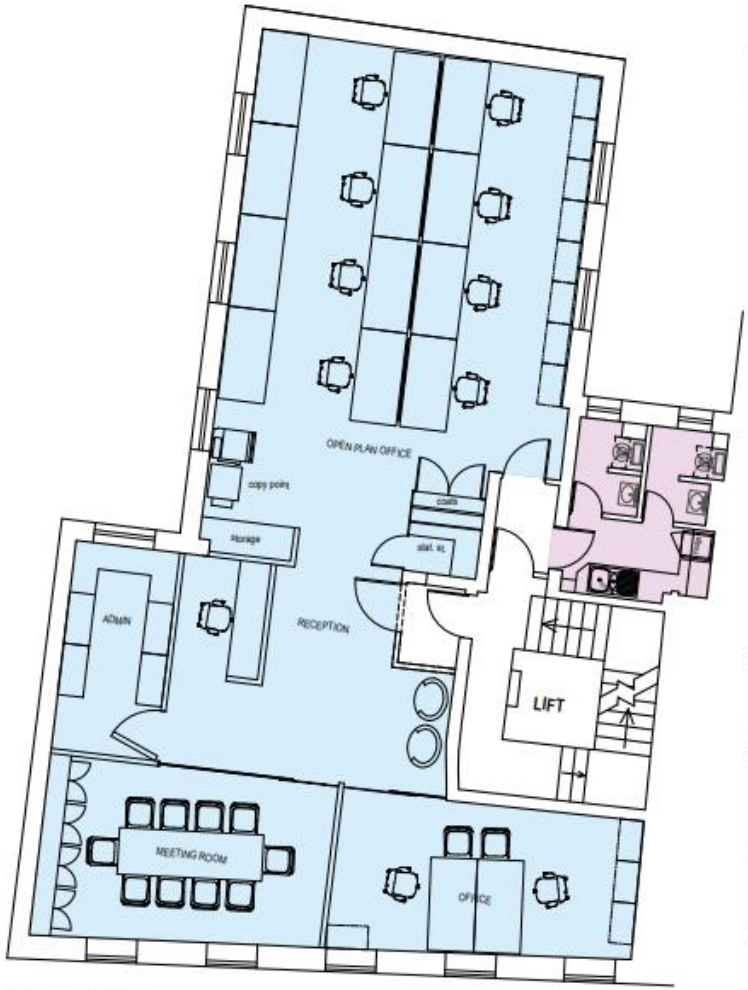
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



Second Floor



Second Floor

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.

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Rev	Description	Dwn	Ckd	Date
P1	Preliminary Issue	MV	MC	01/04/2026

SECOND FLOOR AREAS

OPEN PLAN OFFICE - 130m² / 1400 ft²

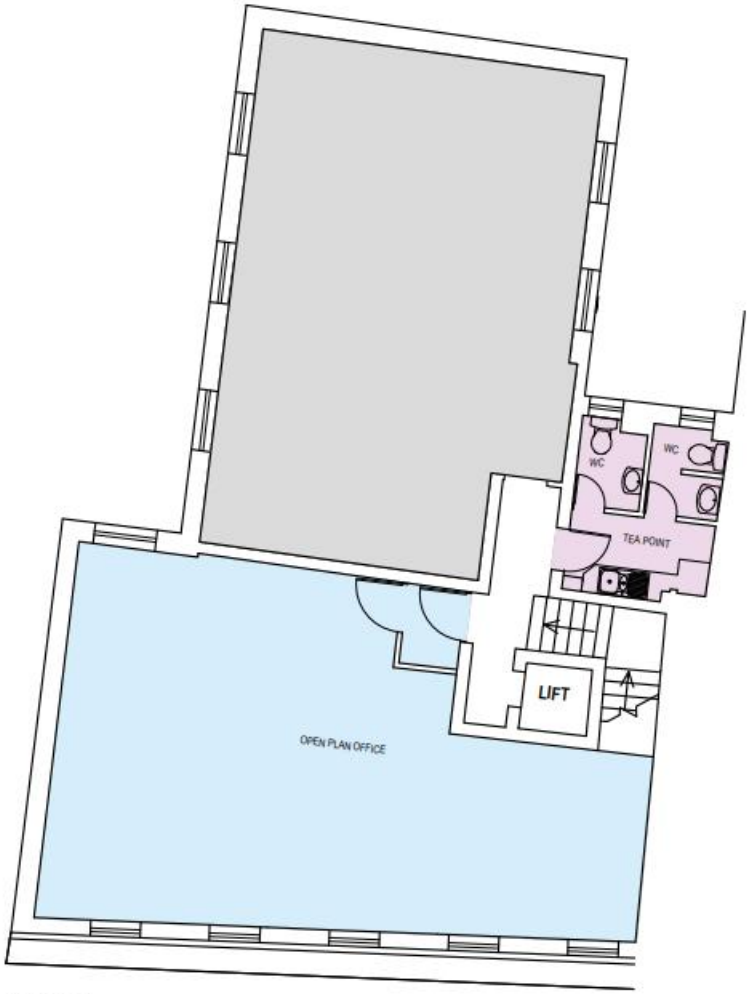
TEA POINT / WCs - 9m² / 95 ft²

AXIS MASON
Sommerville House, Phillips Street
St. Helier, Jersey, JE2 4SW
01534 870 137 WWW.AXISMASON.COM
LONDON GLASGOW JERSEY GDANSK DURBAN

Client:	Mulcaster Properties Ltd
Project:	3 Mulcaster Street, St Helier, Jersey
Drawing Title:	Second Floor Plan

Scale @ A3:	1:100	Date:	NOVEMBER 2025
Project Co-ordinator:	MC	Issue Status:	PRELIMINARY

Job No:	Drawing No:	Revision:
5103	102	P1



Third Floor



Third Floor

NOTES

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Rev	Description	Dwn	Ckd	Date
P1	Preliminary Issue	MV	MC	01/04/2026

THIRD FLOOR AREAS

OPEN PLAN OFFICE - 68m² / 732 ft²

TEA POINT / WCs - 9m² / 95 ft²

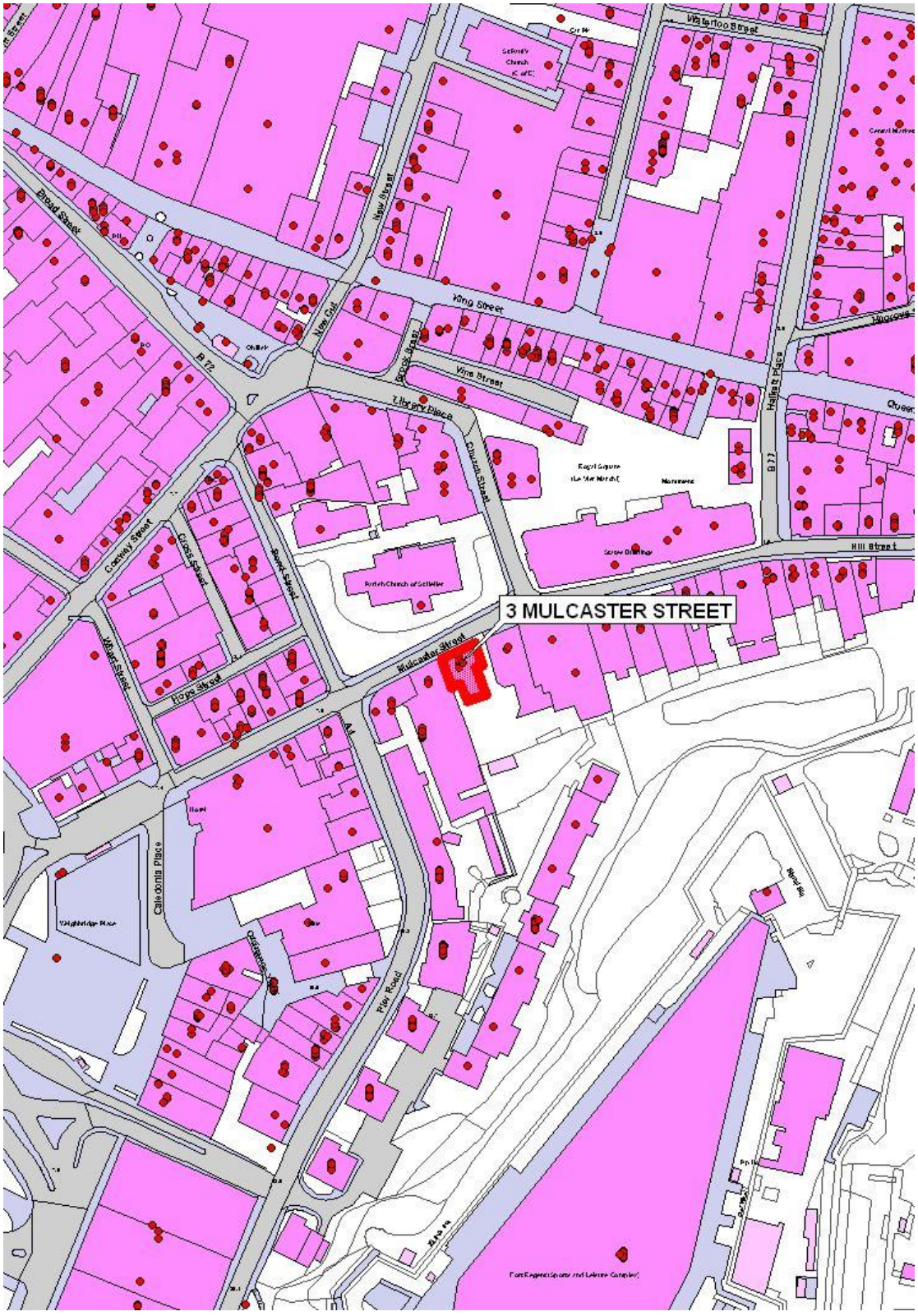
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LONDON GLASGOW JERSEY GDANSK DURBAN
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St. Helier, Jersey, JE2 4SW
01534 870 137 WWW.AXISMASON.COM

Client:	Mulcaster Properties Ltd
Project:	3 Mulcaster Street, St Helier, Jersey
Drawing Title:	Third Floor Plan

Scale @ A3:	1:100	Date:	NOVEMBER 2025
Project Co-ordinator:	MC	Issue Status:	PRELIMINARY

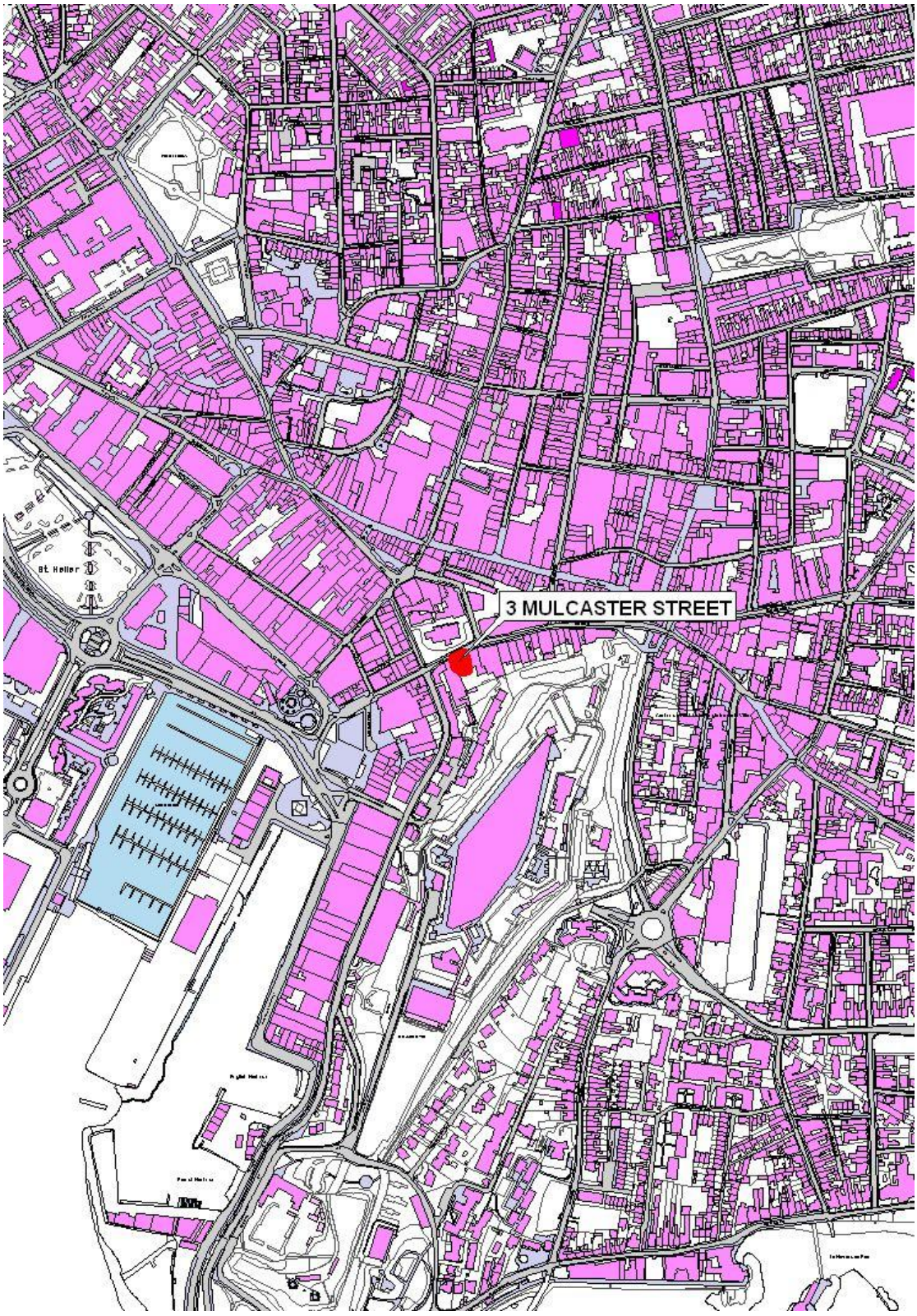
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