

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PRIME THIRD FLOOR OFFICES 3 MULCASTER STREET ST HELIER



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



# 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, providing efficient open plan accommodation. The building provides the following high quality specification:

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

## ACCOMMODATION

3<sup>rd</sup> Floor - 735 sq.ft.

## TENURE

The offices are available 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.

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## ASKING RENTAL

£21,000pa

## 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.

## LEGAL COSTS

Each party to bear their own legal costs

## 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**

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Website: [www.sarreandcompany.co.uk](http://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 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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Client: Sarre & Co

Project: Third Floor,  
3 Mulcaster Street,  
St Helier

Drawing Title: Third Floor Plan

Scale @ A3: 1:100 Date: DECEMBER 2021

Project Co-ordinator: MC Issue Status: INFORMATION

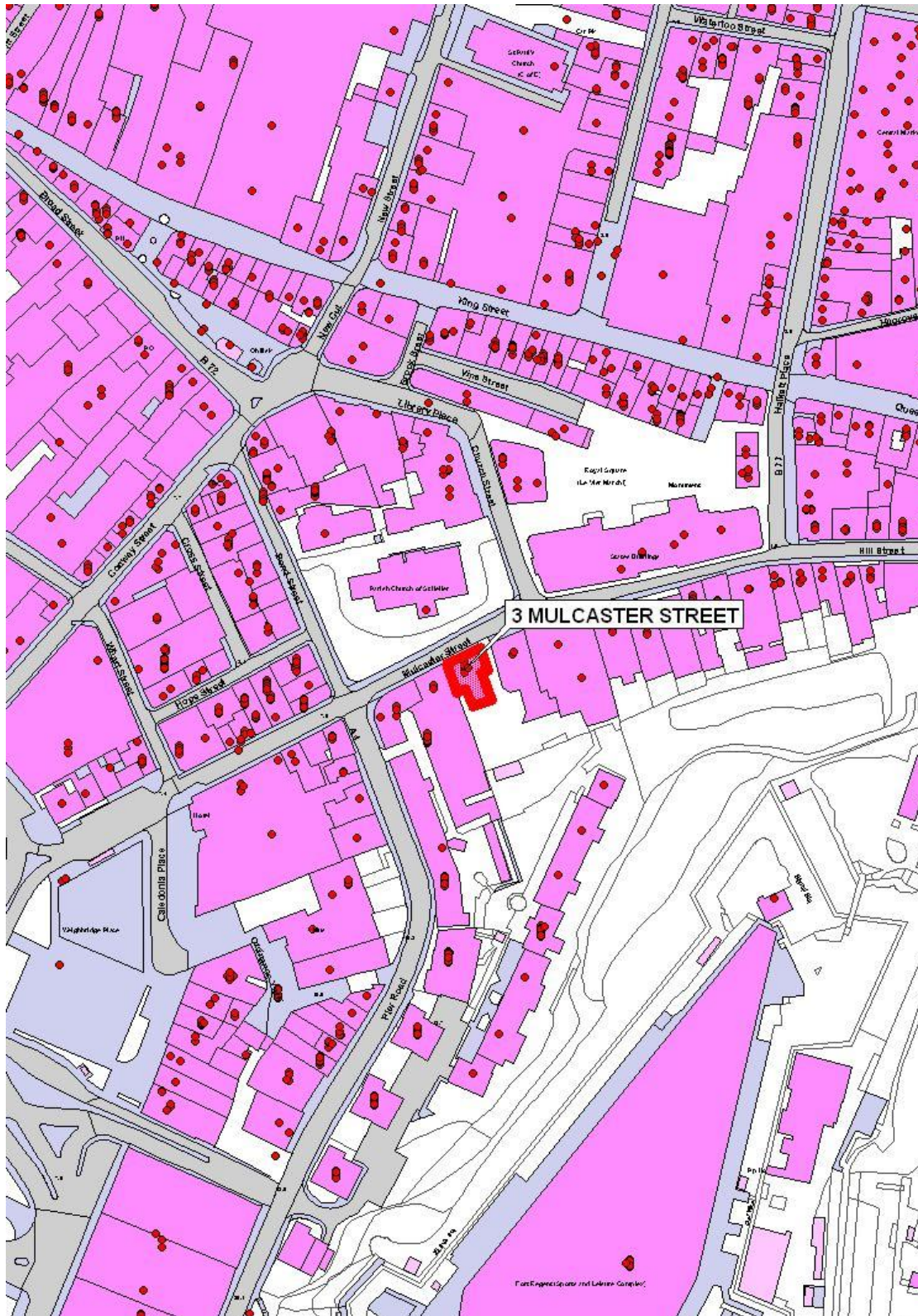
Job No:	Drawing No:	Revision:
4276	101	P1



Third Floor Plan @ 1:100



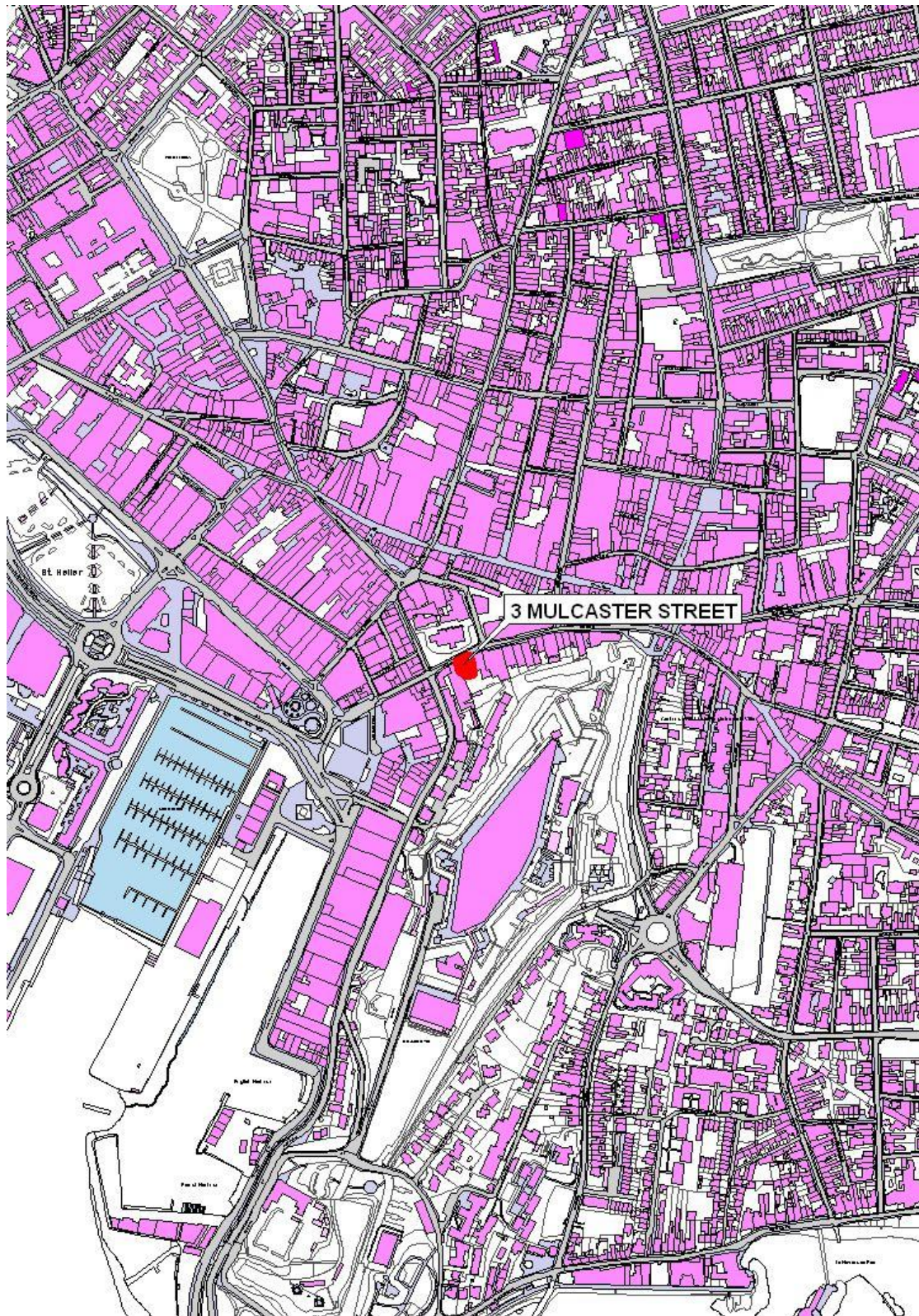
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