

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OFFICES TO LET 3 WEST CENTRE ST HELIER



2nd & 3rd FLOORS
1,096 SQ.FT.



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



3 WEST CENTRE ST HELIER

LOCATION

The property is situated within St Helier Town Centre forming part of the Central Business District.

More particularly, the property is situated on the south side of West Centre with pedestrian access from Bath Street.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The property forms part of a terrace of purpose-built commercial buildings, surrounding an attractive urban space, namely West Centre.

The Property which is self-contained consists of two floors of offices. Access is via a separate entrance to the rear of the building, via a communal staircase.

The offices have been recently refurbished by the current tenant and benefit from excellent natural light provision and are economically priced and efficient spaces.

The offices themselves are of a mix of open plan and cellular spaces. The second-floor benefits from male and female toilets and a small kitchenette area.

ACCOMMODATION

The approximate Net Internal Areas of the offices are:

Second Floor	570 sq.ft.
Third Floor	<u>526</u> sq.ft.
Total	1,096 sq.ft.

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TENURE

The premises are available by way of an assignment or sub-letting of the current internal repairing and insuring style lease which expires in December 2030. The lease is subject to a tenant break option in November 2027. The landlord would consider a surrender and grant of a new longer term, if required.

Rent reviews are yearly to Jersey Cost of Living only, with the tenant being responsible for payment of a fair proportion of building insurance, all utilities consumed on site, occupier and foncier rates, along with cleaning of the communal areas.

RENTAL

Asking rent £25k pa

OCCUPATION

On completion of legal formalities.

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.

3 WEST CENTRE ST HELIER

VIEWING

By contacting the vendor's joint sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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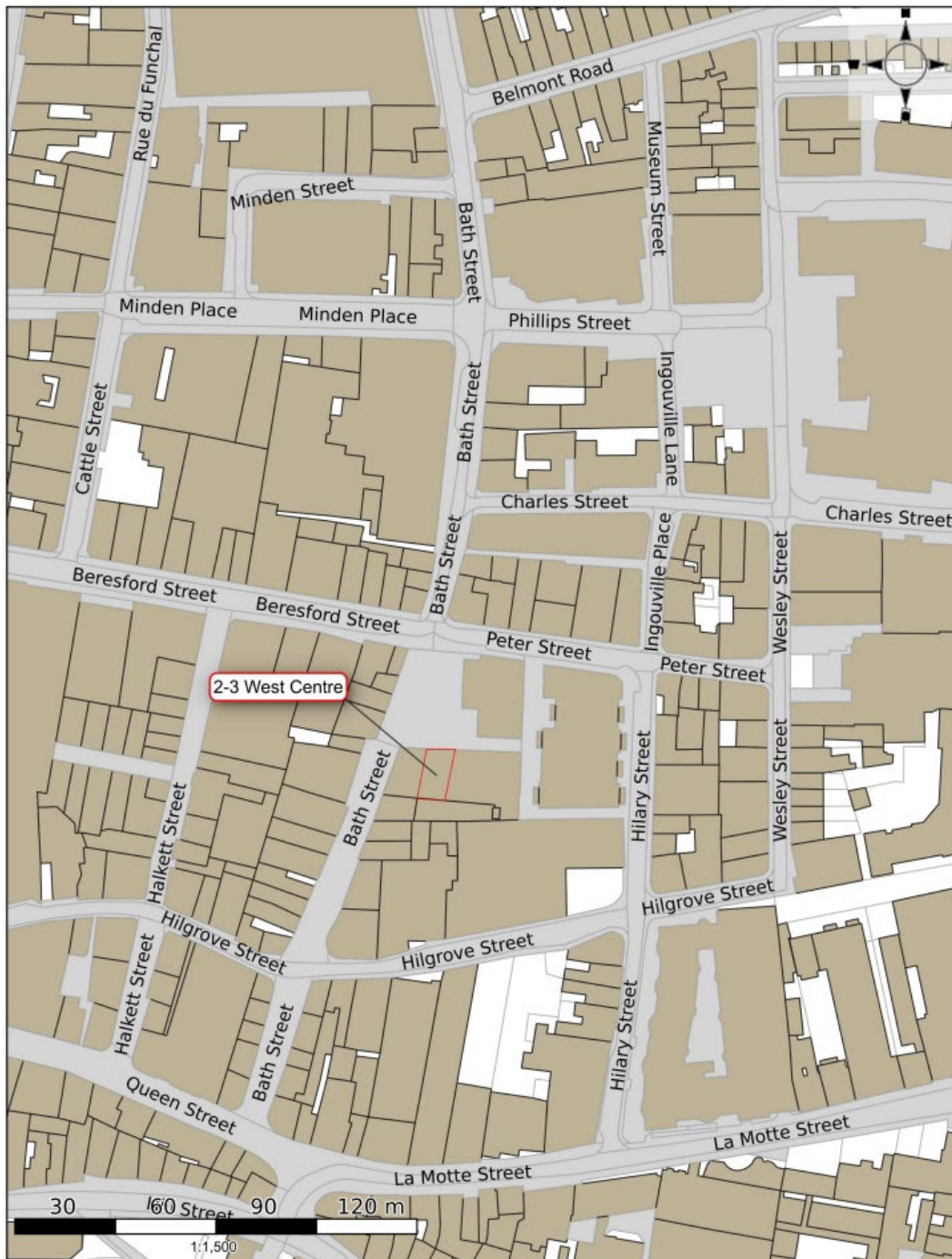
**E-mail: property@sarreandco.com
Website: www.sarreandco.com**

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

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Digimap Address Locator



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