

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



## PART FITTED OUT OFFICE SUITES LE QUESNE CHAMBERS 9 BURRARD STREET ST HELIER



**1<sup>ST</sup> FLOOR – 2,510 SQ.FT.**

**2<sup>ND</sup> FLOOR – 2,510 SQ.FT.**

**TO LET**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

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# 9 BURRARD STREET ST HELIER

## LOCATION

The premises are situated within St Helier's Central Business District being within close proximity to all town centre facilities.

More specifically, the premises are situated on the Northern side of Burrard Street between the junctions with Halkett Place and Duhamel Place.

We attach a location plan, for identification purposes only.

## DESCRIPTION

The available offices form the first and second floors of this three storey, purpose built mixed-use building, benefitting from the following amenities:

- Comfort cooling/comfort heating;
- Suspended ceilings with integral fluorescent lighting;
- Lift access;
- Double glazing;
- Fully accessible raised floors;
- Spacious ground floor entrance way;
- Primarily open plan accommodation;
- Boardroom/meeting rooms;
- Reception area;
- Male and female toilets;
- Kitchen facilities.

## ACCOMMODATION

The approximate Net Internal Area of the available space is as follows:

First Floor	2,510 sq.ft.
Second Floor	<u>2,510 sq.ft.</u>
<b>Total</b>	<b>5,020 sq.ft.</b>

# 9 BURRARD STREET ST HELIER

## TENURE/RENTAL

The premises are available by way of a new lease agreement for a duration up to 9 years.

The lessee shall be responsible for a fair proportion of the general repairs and overall running costs of the building by way of a service charge. The lessee, however, shall not be responsible for any capital replacement of the lift, air conditioning or roof coverings, should such items become uneconomical to repair.

The asking rental equates to £23 per sq.ft.

## 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.

## VIEWING

By contacting the vendor's agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

**Sarre & Company  
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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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Rev	Description	Dwn	Ckd	Date
P1	Test to Fit	AM	AMB	19/09/23

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Client: Le Masurier

Project: Les Queste Chambers

Drawing Title: Option 1 - Proposed Floor Plan

Scale @ A3: 1:100 Date: SEPTEMBER 2023  
 Project Co-ordinator: AMB Issue Status: **PRELIMINARY**

Job No: 4703 Drawing No: 200 Revision: P1



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Rev	Description	Dwn	Ckd	Date
P1	Test to Fit	AM	AMB	19/05/23

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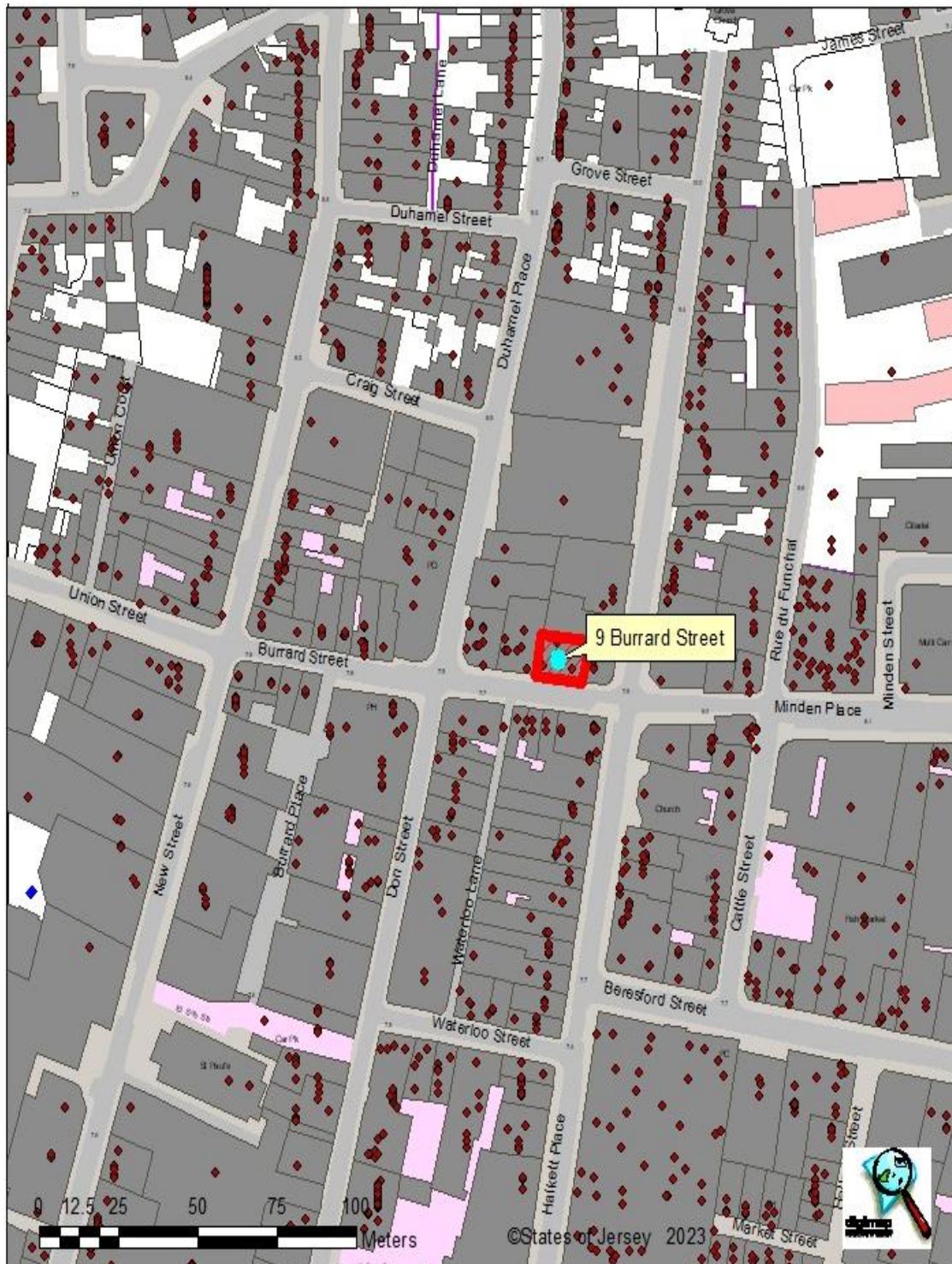
Client:	Le Maserier
Project:	Les Quenne Chambers

Drawing Title:	Option 2 - Proposed Floor Plan
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Scale @ A3:	1:100	Date:	SEPTEMBER 2023
Project Co-ordinator:	AMB	Issue Status:	<b>PRELIMINARY</b>
Job No:	Drawing No:	201	Revision: P1



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