

NICHE WEST OF ISLAND OFFICE TO LET



Sarre & Company
CHARTERED SURVEYORS

OUT OF TOWN OFFICE L'AVENUE DE LA COMMUNE JERSEY AIRPORT ST PETER



TO LET

1,142 SQ.FT.,

PLUS AMPLE PARKING



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

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



L'AVENUE DE LA COMMUNE ST PETER

LOCATION

The offices are located on the Western side of the Island located next to Jersey Airport. More specifically the offices are situated on the West Side of L'Avenue de la Commune opposite La Rue du Saut Falluet. We attach a location plan for ease of reference.

DESCRIPTION

The property provides for ground and 1st Floor office accommodation. The floors benefit from the following amenities:

- Suspended ceiling
- Integral lighting
- Double glazing
- Efficient floor plan
- Power and data & floor sockets
- Male, female and disabled W/C facilities
- Kitchenette facilities
- Lift access
- Good natural light

ACCOMMODATION

The approximate net internal area of the available accommodation are as follows:

First Floor 1,142 sq.ft.

Up to 10 car spaces are available in total.

TENURE

The premises are available as a whole on new 9 year agreements based on an all-inclusive style license to include electricity, rates and insurance etc. There are annual rent increases in line with Jersey Cost of Living.

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RENTAL

Offices £26 per sq.ft. (all-inclusive ie no additional costs)

Parking £1,000 per annum per car space.

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 Sole Agent:

**Alistair M Sarre BSc MRICS,
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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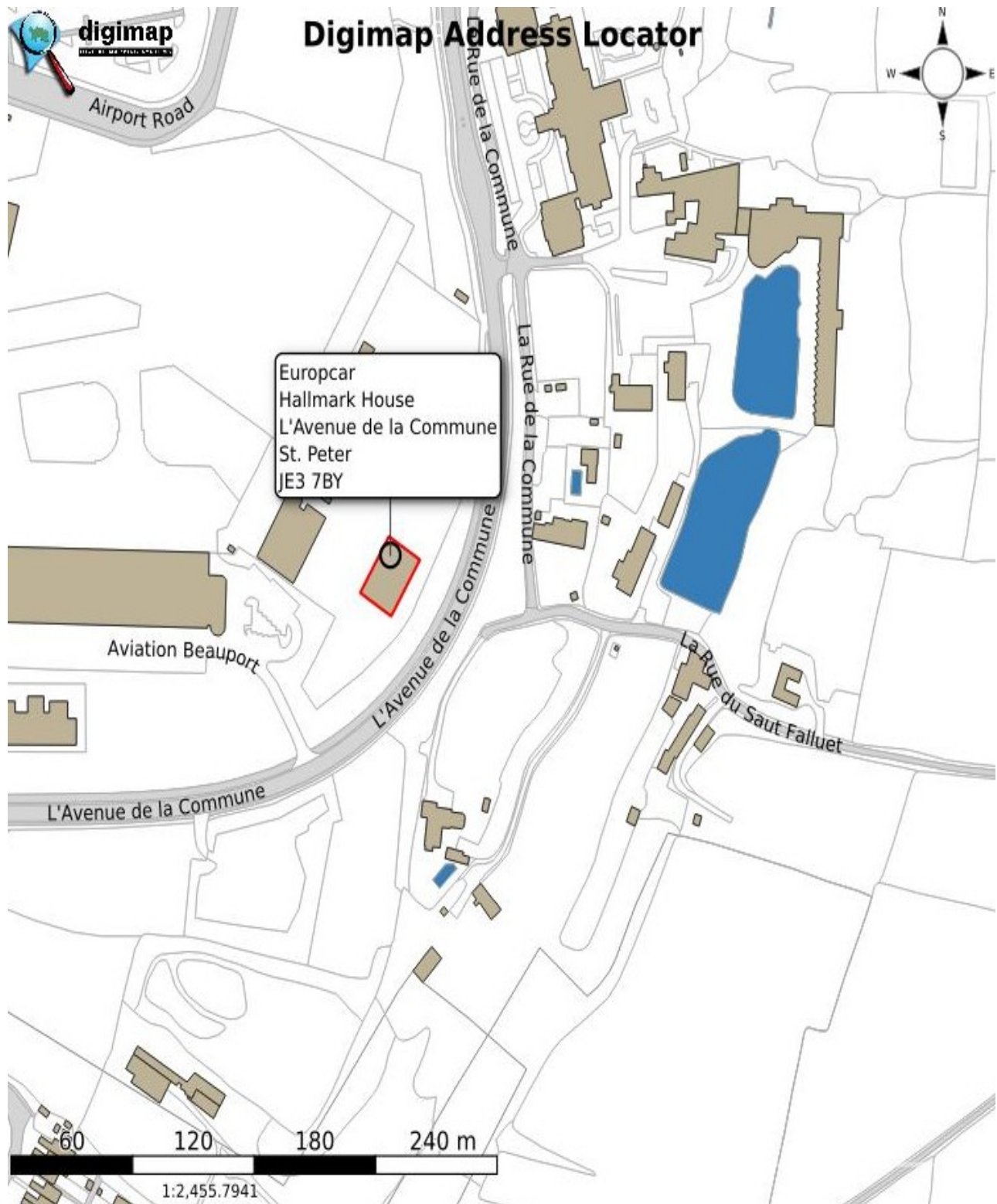
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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