

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## OFFICE TO LET ANLEY HOUSE ANLEY STREET ST HELIER



**APPROXIMATELY 1,602 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)

# ANLEY HOUSE

## ANLEY STREET, ST HELIER

### LOCATION

The property is situated in the heart of Jersey's Financial Business District in the prime office area. More specifically, the property is situated on the Western side of Anley Street mid-way between the junctions with La Rue des Mielle and the Esplanade.

We attach a site plan, for reference purposes.

### DESCRIPTION

The offices form part of a traditional granite building that has been upgraded and modernised to provide efficient open plan offices.

The premises themselves have recently been refurbished and benefit from the following general amenities:-

- Fluorescent lighting;
- Painted and plastered insulated walls;
- Double glazing;
- Perimeter trunking;
- Carpeted throughout;
- Heating throughout;
- Male & female WC facilities;
- Kitchen facility;
- Board Room

### ACCOMMODATION

The approximate area of the demise is as follows:-

First Floor Offices	1,530 sq.ft.
First Floor Kitchen	<u>72 sq.ft.</u>
<b>TOTAL</b>	<b>1,602 sq.ft.</b>

# ANLEY HOUSE

## ANLEY STREET, ST HELIER

### TENURE

The premises are available by way of a new internal repairing style lease for a duration of 9 years, subject to three yearly Jersey Cost of Living rent reviews and subject to a service charge for the general outgoings of the building.

### RENTAL

£21 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 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**

**Tel: 01534 888848**

**Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

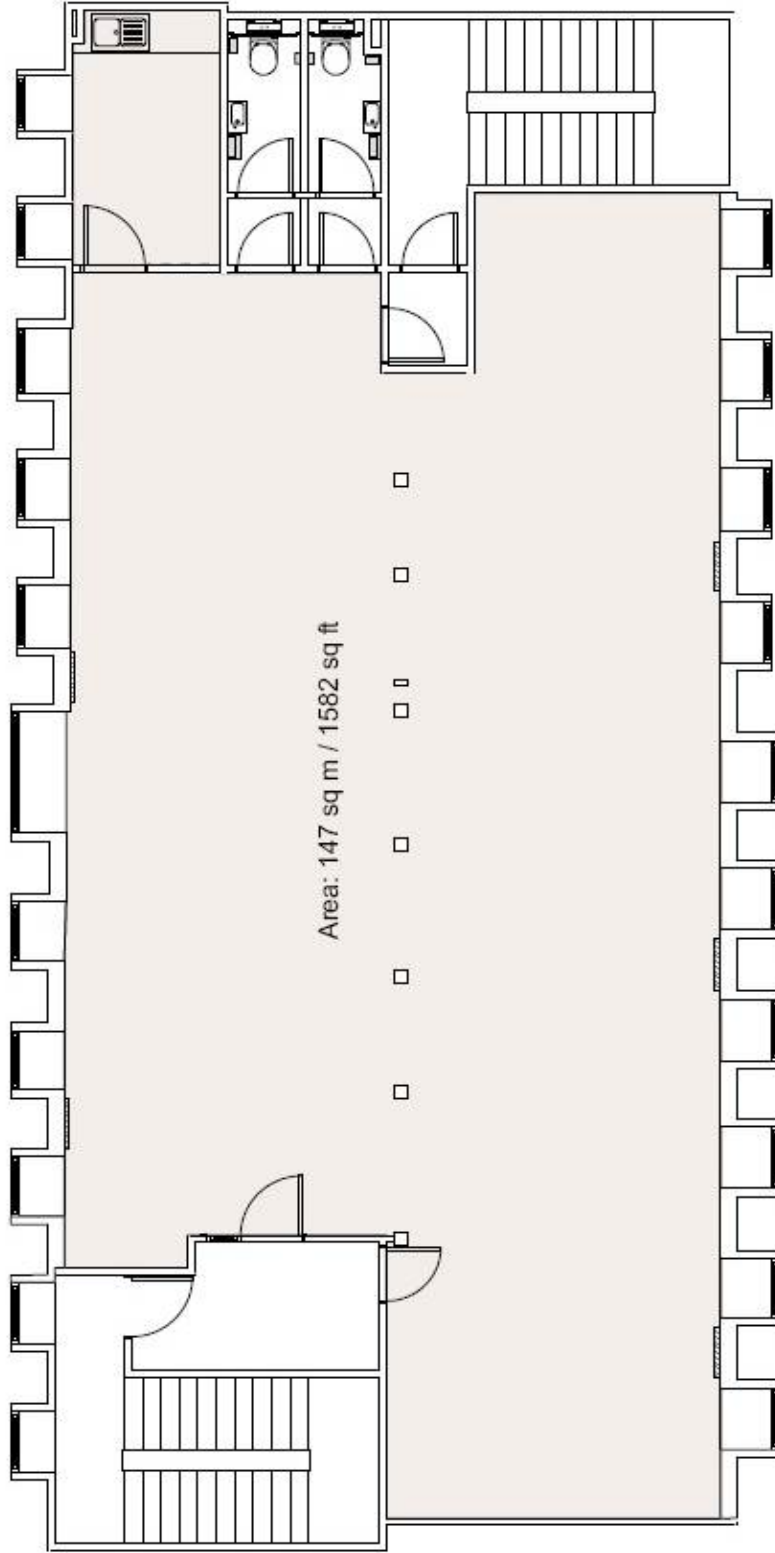
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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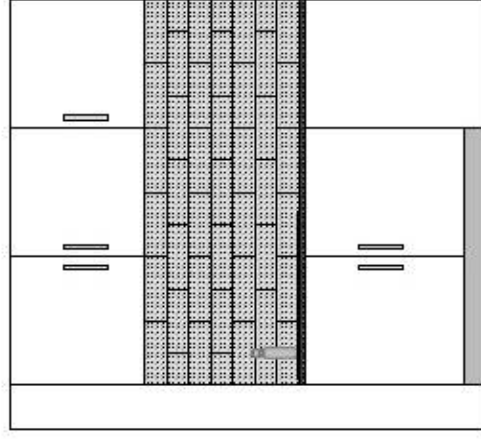
# ANLEY HOUSE ANLEY STREET, ST HELIER



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- Any discrepancy between any drawings and/or documents must be notified to the architects, prior to proceeding with the work.
- Work to figured dimensions only, do not scale from drawings.
- Existing building and topographical information has been obtained from : Saw Survey



2 First Floor Plan  
Scale: 1:75



1 Kitchen Elevation  
Scale: 1:25

Rev	Date	Description
C	24/3/17	Area updated
B	22/3/17	Drawing updated
A	16/03/17	First Issue

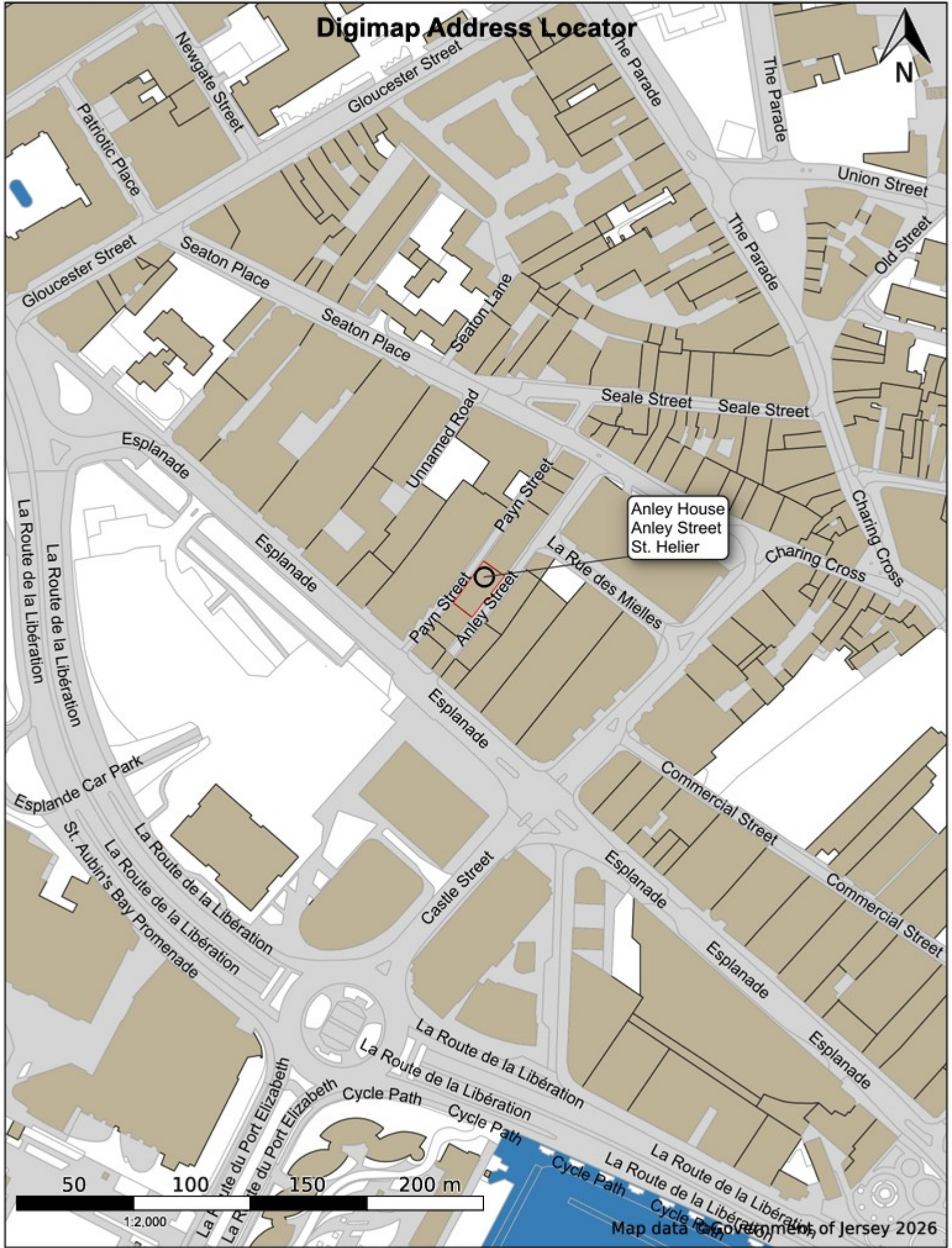
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TEL: 01534 280100



# Digimap Address Locator

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Anley House  
Anley Street  
St. Helier

50 100 150 200 m

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