

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## OFFICE TO LET ANLEY HOUSE ANLEY STREET ST HELIER



**APPROXIMATELY 1,611 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 of La Rue des Mielle and the Esplanade.

We attach a location and 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 are situated on the 3<sup>rd</sup> Floor and benefit from the following general amenities:

- Surface mounted lighting;
- Painted and plastered insulated walls;
- Double glazing;
- Blinds
- Perimeter trunking;
- Carpeted throughout;
- Heating throughout;
- Male & female WC facilities;
- Kitchen;
- Private office;
- Substantial 12/16-person boardroom.

### ACCOMMODATION

The approximate area is as follows:

Third Floor Office	1,611 sq.ft.
Third Floor Kitchen	<u>79 sq.ft.</u>
<b>TOTAL</b>	<b>1,690 sq.ft.</b>

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### 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 covering the general outgoings of the common areas.

### ASKING RENTAL

£32,750 per annum

### 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, Julian Roffe FRICS MCI. Arb,  
or Reece Sarre**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

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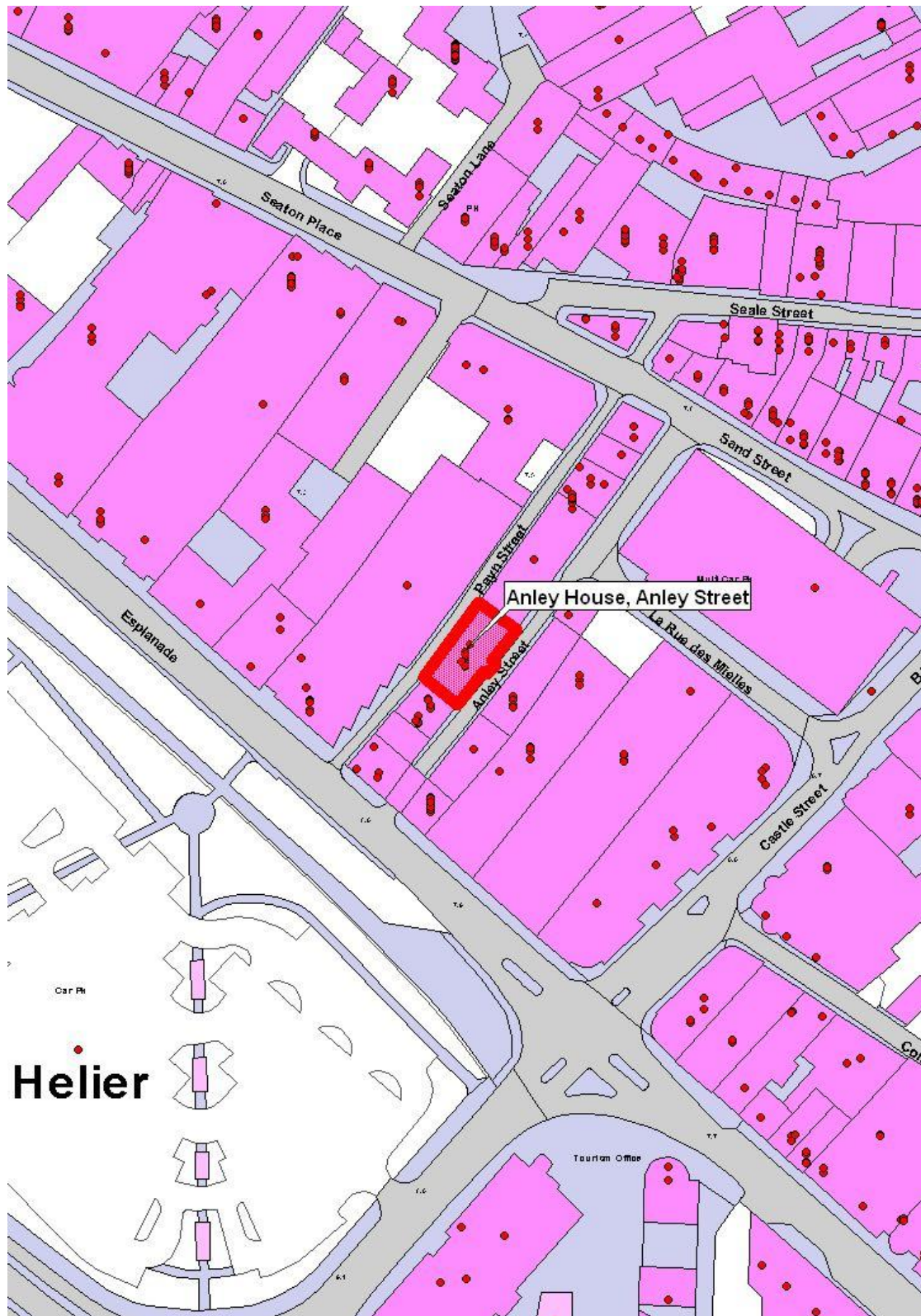
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INAC

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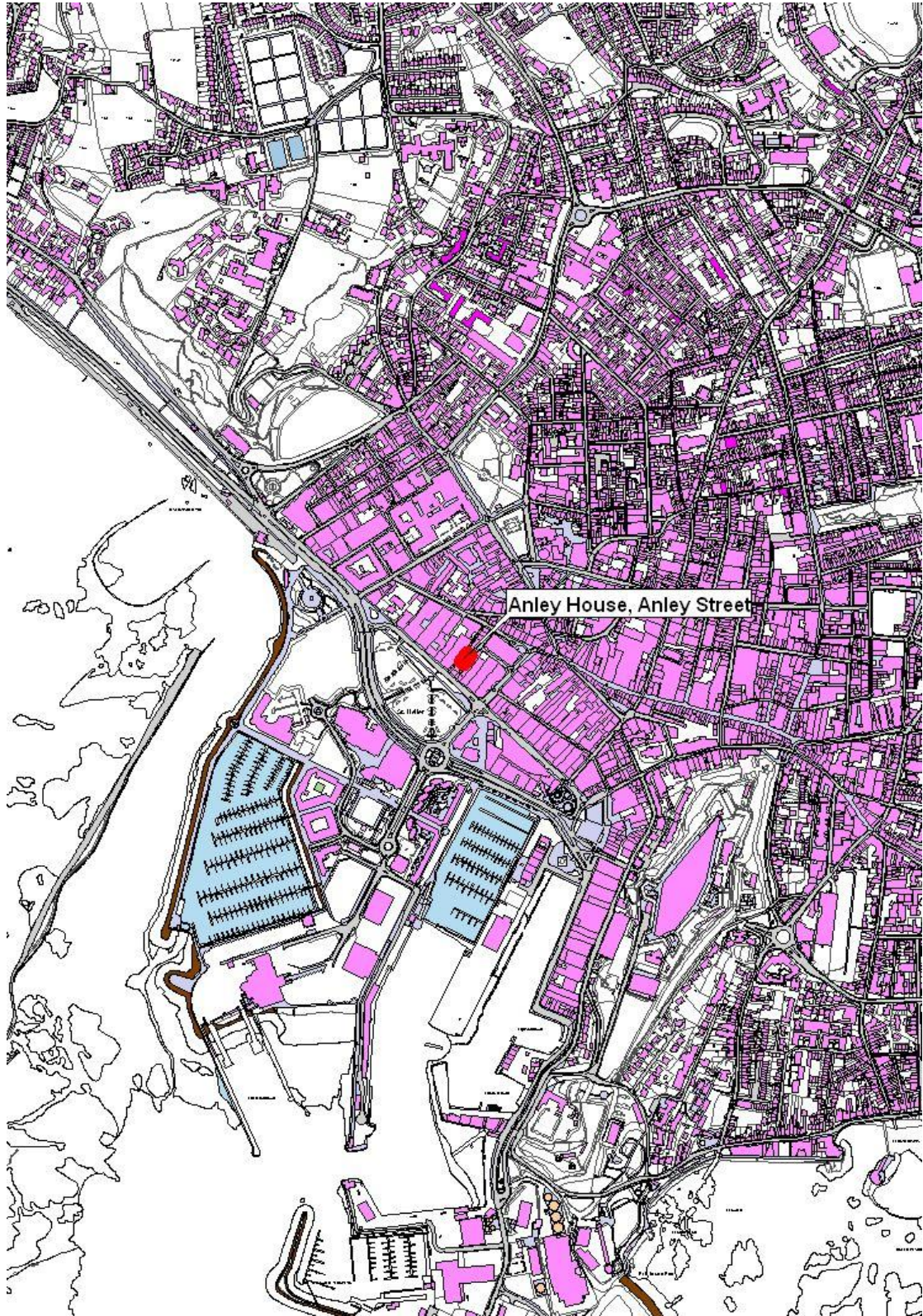


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