COMMERCIAL OFFICE
OFFICE OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

HIGH SPECIFICATION OFFICES
BLOCK 2, THE FORUM,
GRENVILLE STREET,
ST HELIER, JERSEY

3,447 SQ.FT. UP TO 14,673 SQ.FT.
PLUS 14 BASEMENT CAR SPACES

RICS Regulated by RICS

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

The Property Ombudsman

BLOCK 2 THE FORUM, GRENVILLE STREET, ST HELIER

Location

Property is located on the Eastern side of Grenville Street, mid-way between the junctions with Green Street and La Colomberie.

More specifically, the premises form part of the prominent Forum development, which principally fronts onto Grenville Street with return frontage onto La Chasse .

Grenville Street itself, is a strong business location and is within close proximity of Green Street multi-story car park.

We attach a location plan for reference purposes.

Description

The building will be refurbished, to a modern day, BCO Cat A standard.

The building consists of secure basement parking, including an extensive shower facility with ground and four upper floors of high quality efficient open plan style offices.

The building will be provided with the following specifications:

- Suspended ceilings;
- Integral fluorescent lighting;
- Flexible comfort cooling / comfort heating system;
- Painted and plastered walls;
- Fully accessible raised floors;
- Carpeted throughout;
- Dual lift access to all floors;
- Male and Female W.C. facilities on each floor;
- Extensive Shower/changing room facilities;
- Secure basement parking.

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The floors lend themselves to either open plan or indeed a cellulised office layout thus providing a high degree of occupational flexibility.

We attach a set of clear floor plans and various test to fits for reference purposes.

Accommodation

The approximate net internal areas of the building are as follows:

Basement	-	Parking	14 spaces	
Basement	-	Drying room + 5 showers		
Ground Floor	-	Offices	3,447 sq. ft.	(320.2 sqm)
First Floor	-	Offices	3,734 sq. ft.	(346.9 sqm)
Second Floor	-	Offices	3,746 sq. ft.	(348.0 sqm)
Third Floor	-	Offices	3,746 sq. ft.	(348.0 sqm)
Total			**14,673 sq.ft.**	**(1,336.1 sqm)**

Asking Rental

Offices	£27.50 per sq.ft
Parking	£3,500 per annum per car space

Occupation

On completion of legal formalities and Landlord refurbishment works.

Legal costs

Each party to bear their own legal costs.

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Covenant Strength and Due Diligence

The Lessee will be required to satisfy the landlord of their covenant strength and to produce the usual Due Diligence information on request.

Further Information/Viewing

For further information or to view the premises please contact either of the Vendor's Sole joint agents:

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

Sarre & Company
16 Gloucester Street
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Lucy Schooling MRICS

Quérée Property Consultants Ltd
1st Broad Street Chambers
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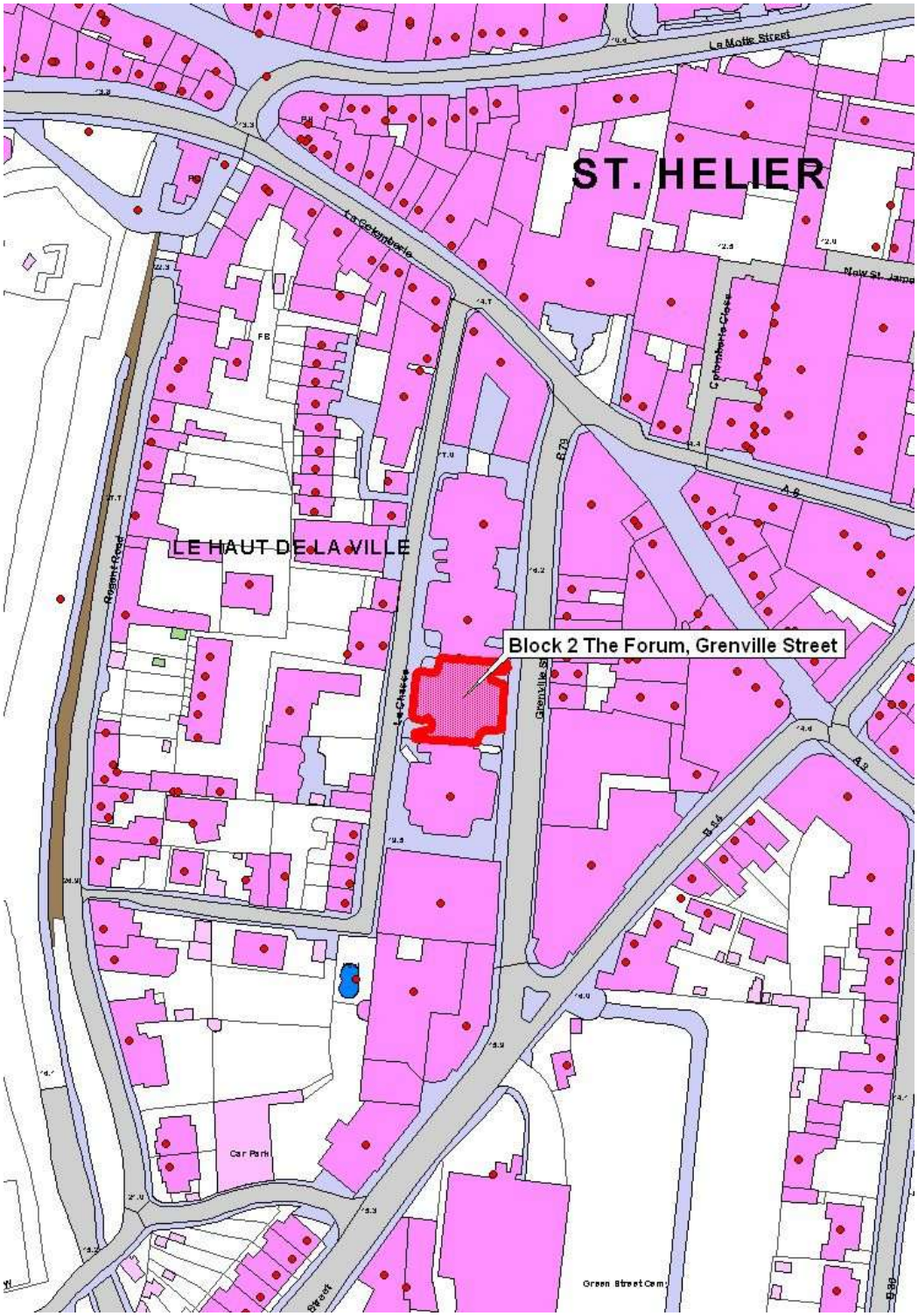
Jersey, JE2 3RR

Tel: 07797 840008

E-mail: jonathan@queree.je
lucy@queree.je
Website: www.queree.je

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

BLOCK 2 THE FORUM, GRENVILLE STREET, ST HELIER



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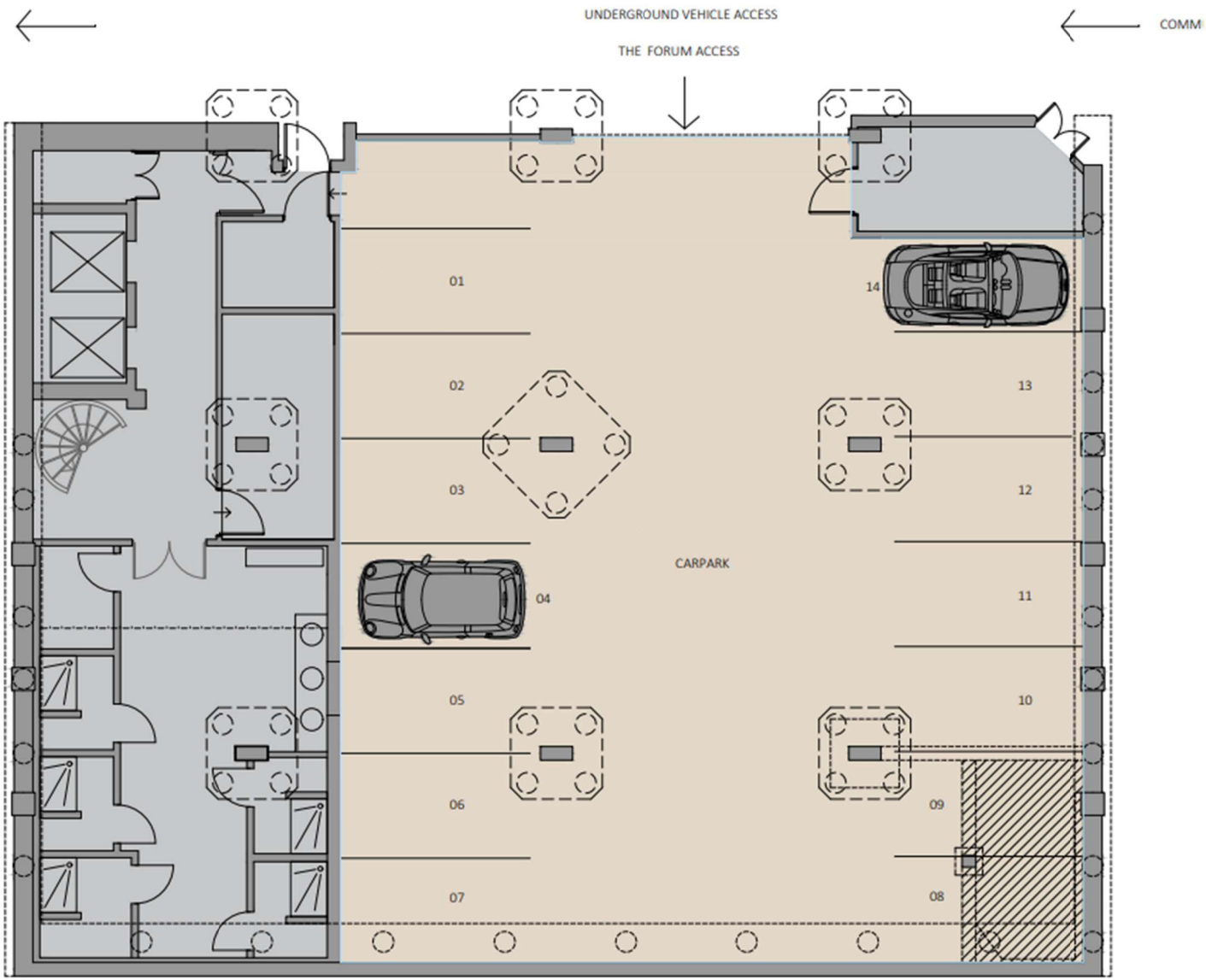


NIA: 320.42 SQM

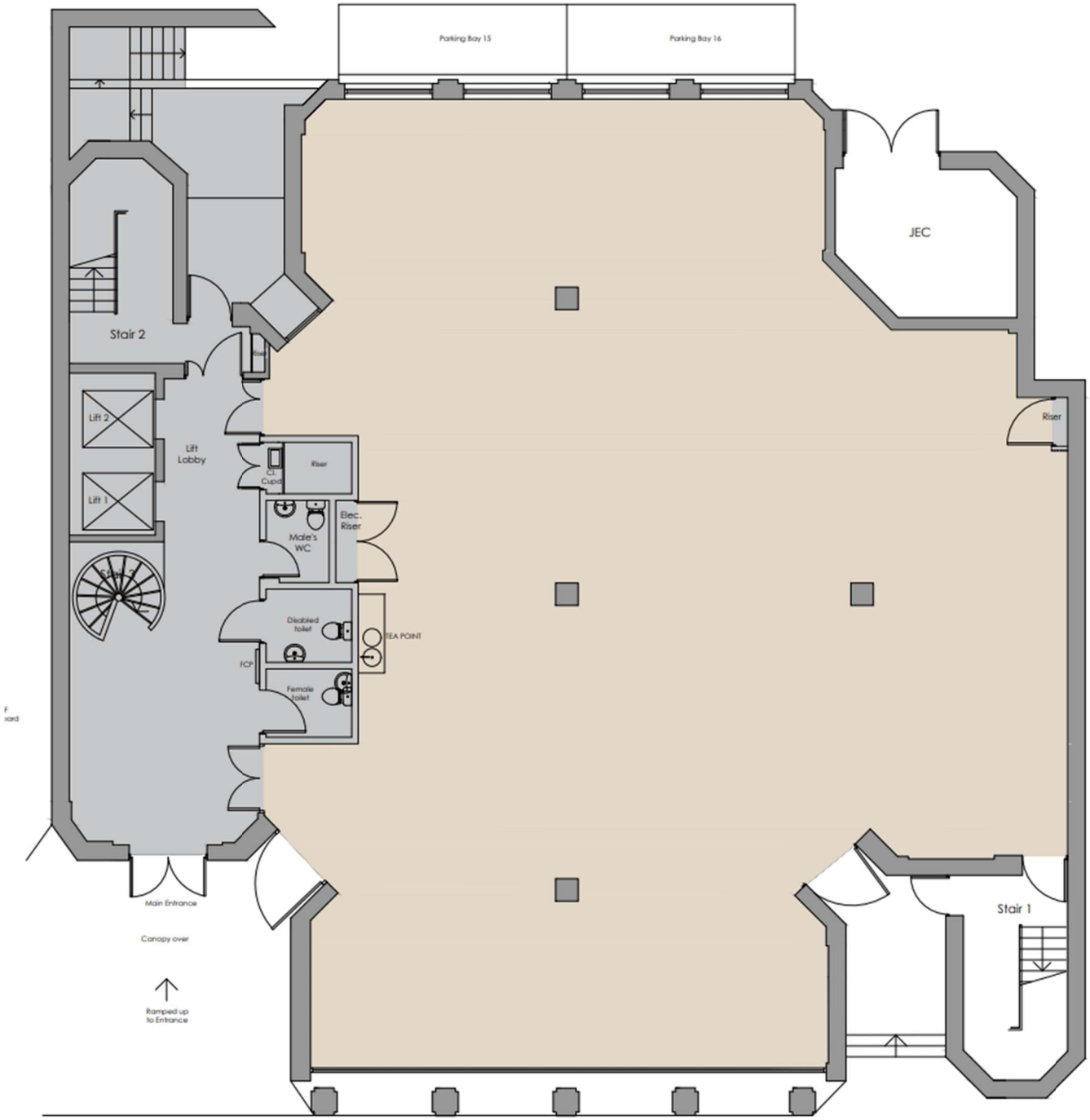
GIA: 408.67 SQM

REV	DATE	DESCRIPTION

HD PLANNING & DESIGN LTD

PLANNING | ARCHITECTURE | BUILDING SERVICES | STRUCTURAL | WWW.HDPLANNING.IE

CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	BASEMENT FLOOR AREA PLAN	A053-ARC-009	-
		STATUS: PLANNING STAGE (P)				



NIA: 321.66 SQM

GIA: 423.48 SQM

REV	DATE	DESCRIPTION
-	-	-

HD PLANNING & DESIGN LTD

PLANNING | ARCHITECTURE | BUILDING SERVICES | STRUCTURAL | WWW.HDPLANNING.IE

CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	GROUND FLOOR AREA PLAN	A053-ARC-010	-
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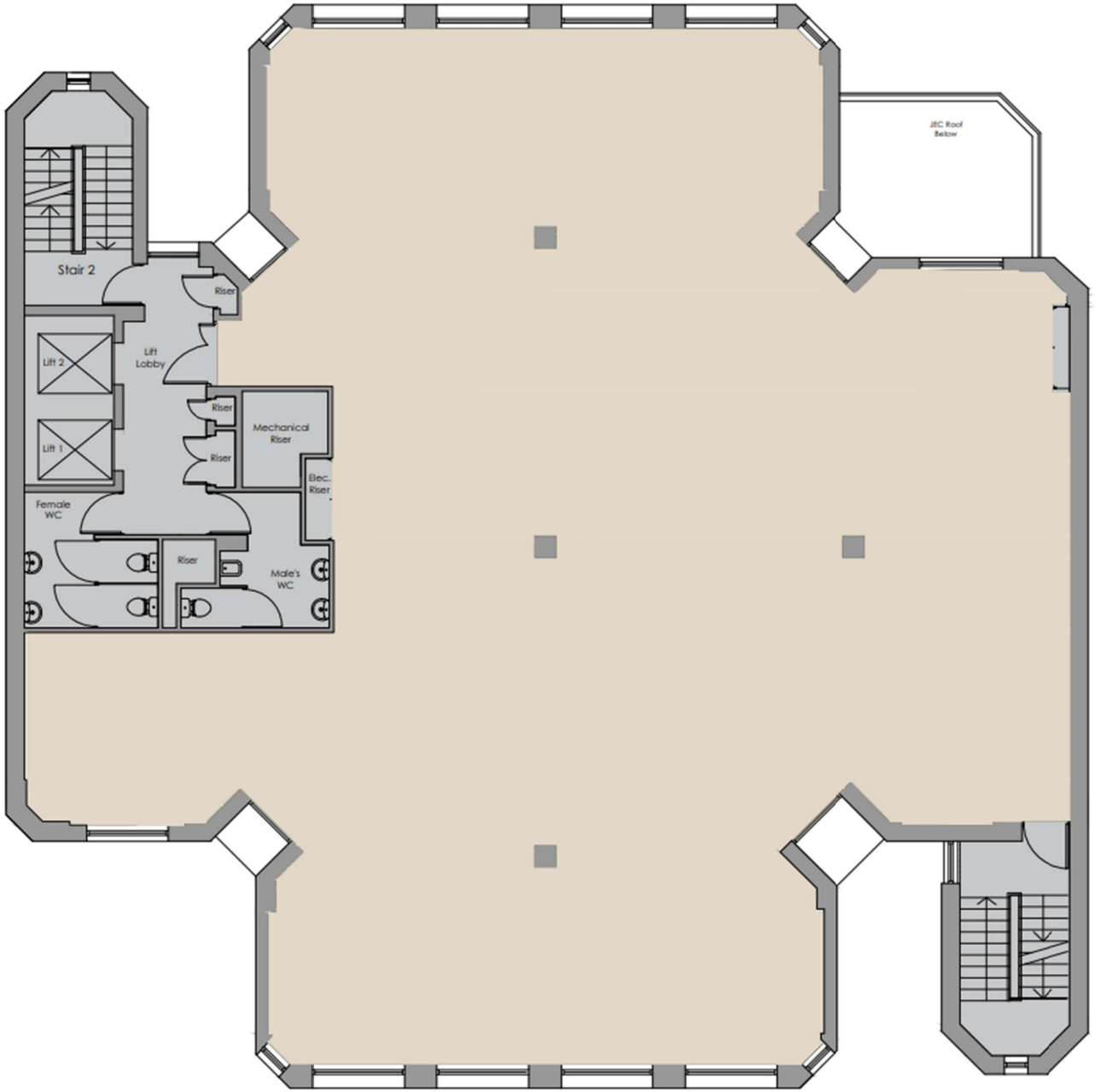

NIA: 347.75 SQM

GIA: 417.91 SQM

REV	DATE	DESCRIPTION
-	-	-

HD PLANNING & DESIGN LTD

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CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	FIRST FLOOR AREA PLAN	A053-ARC-011	-
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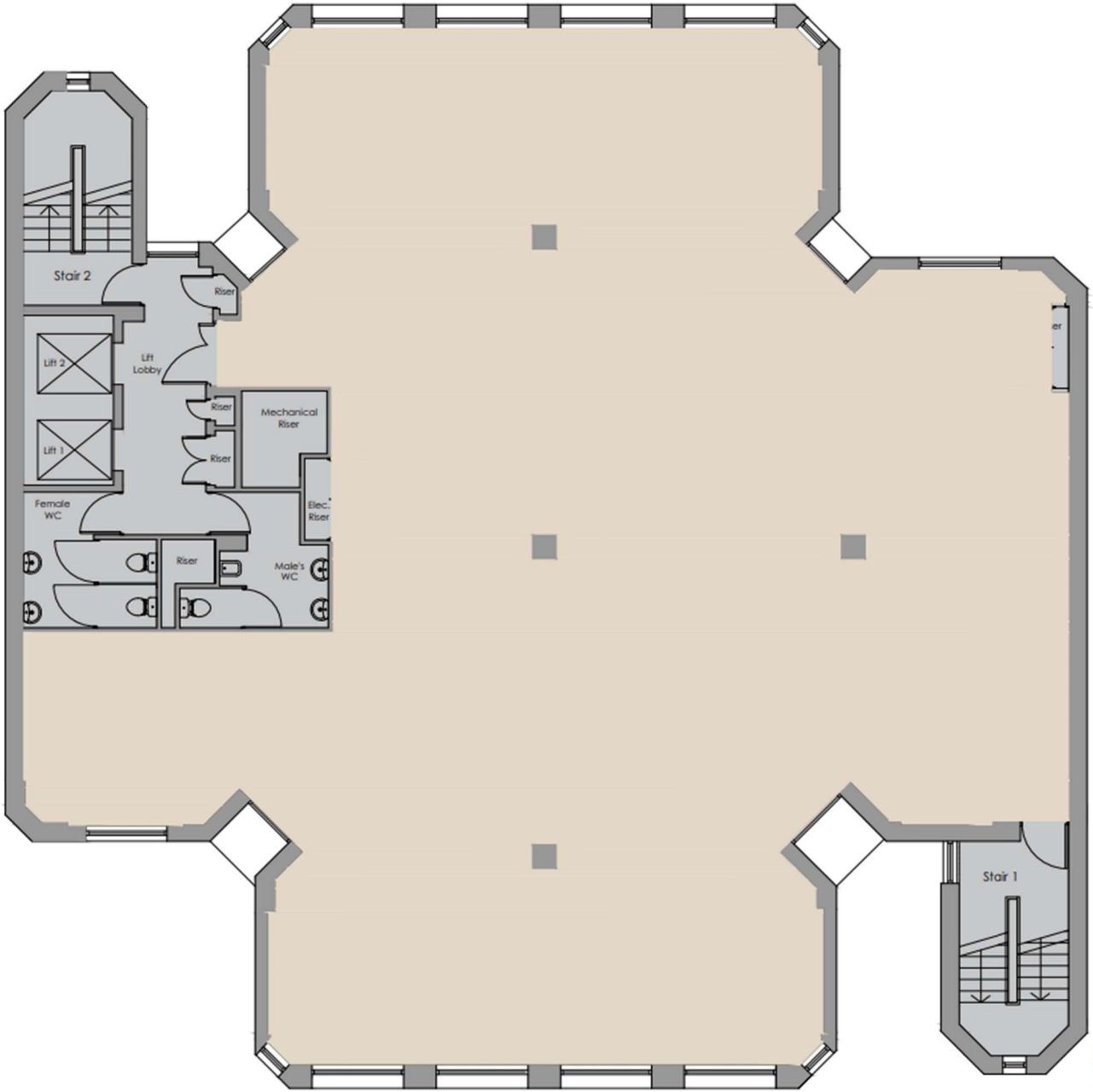

NIA: 347.75 SQM

GIA: 417.92 SQM

REV	DATE	DESCRIPTION
-	-	-

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CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	SECOND FLOOR AREA PLAN	A053-ARC-012	-
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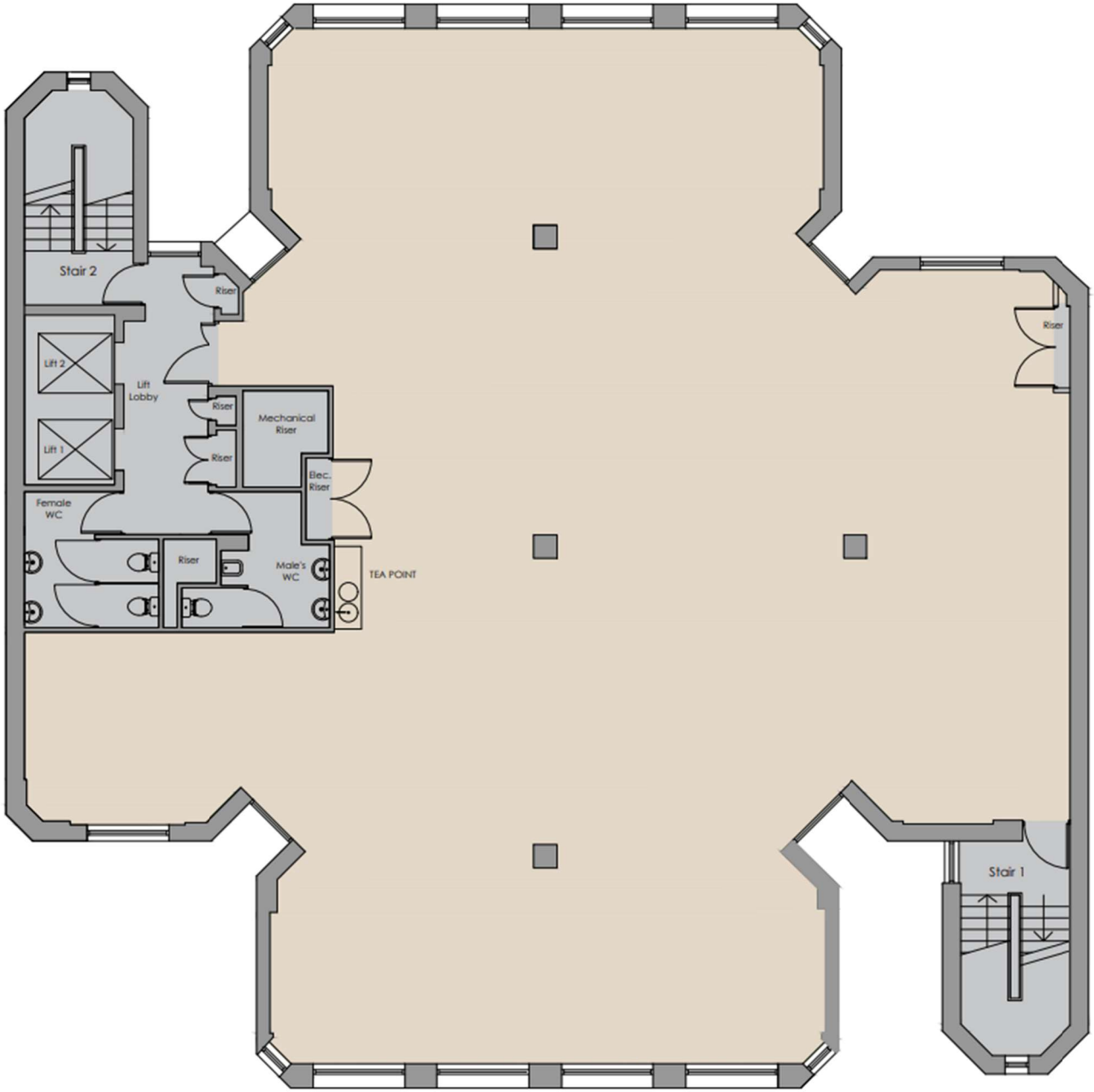

NIA: 347.75 SQM

GIA: 417.92 SQM

REV	DATE	DESCRIPTION
-	-	-

HD PLANNING & DESIGN LTD

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CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	THIRD FLOOR AREA PLAN	A053-ARC-013	-
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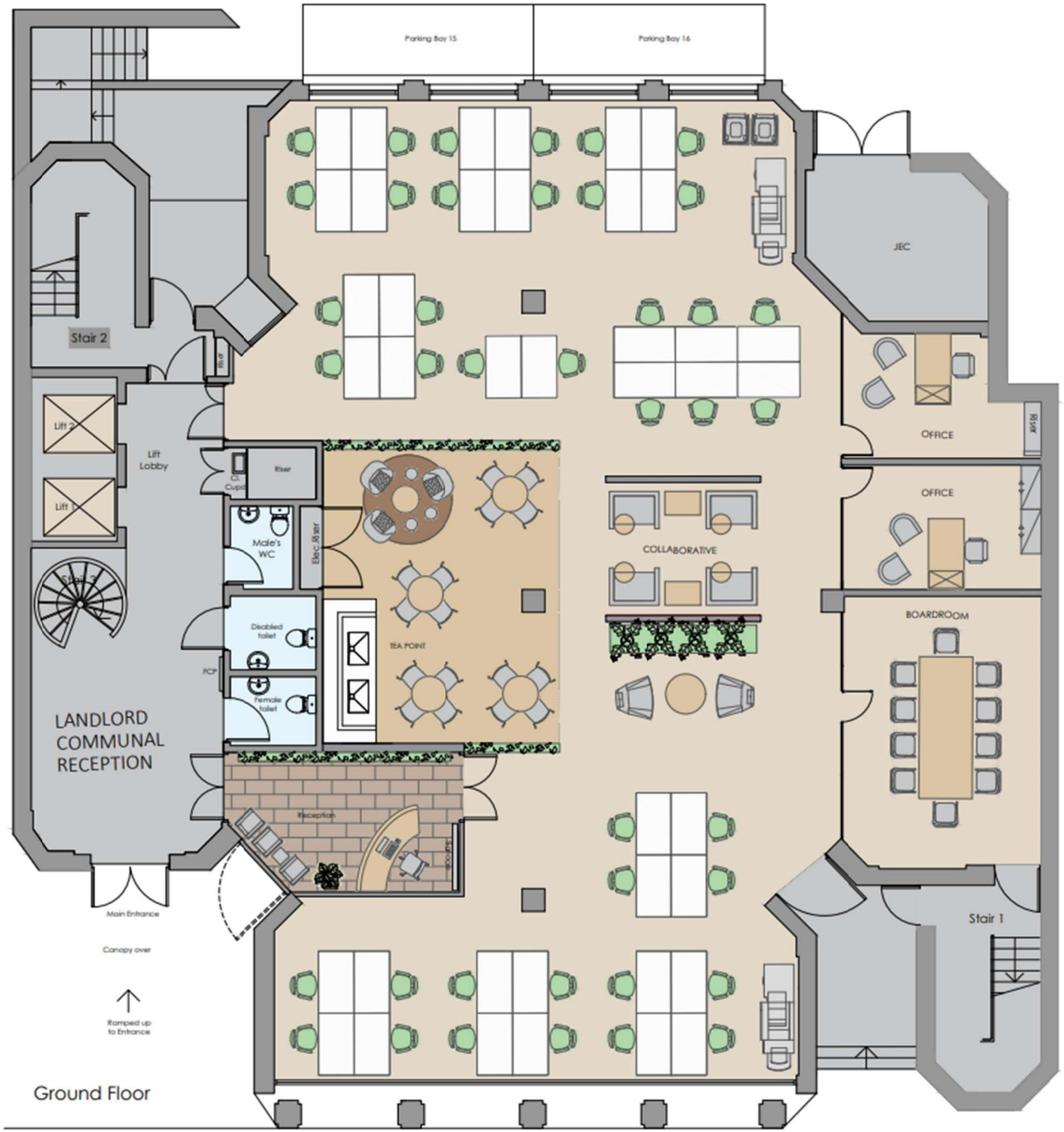
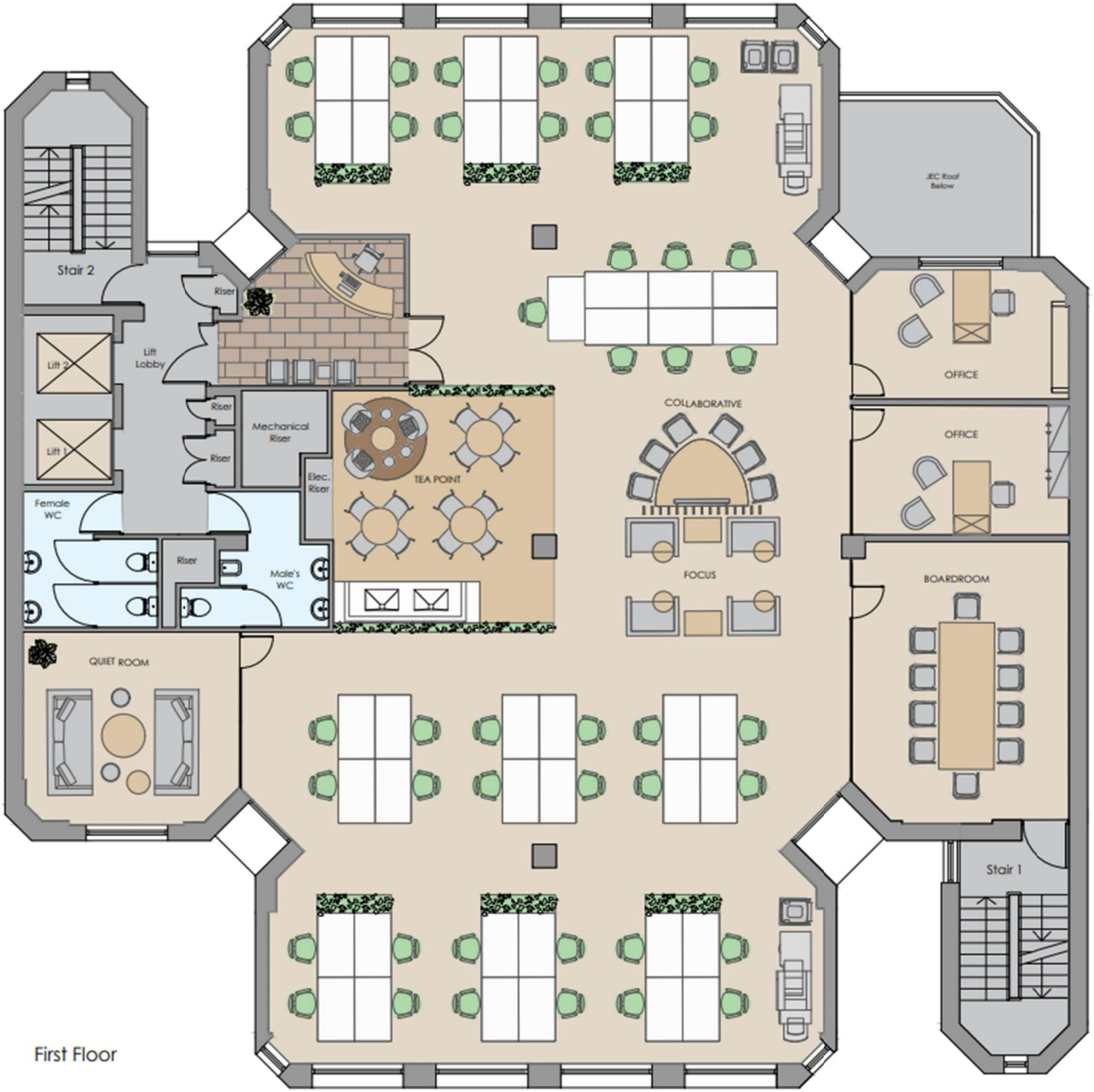


HD PLANNING & DESIGN LTD	CLIENT: THE FORUM	PROJECT: PROJECT NAME *NOTES DESCRIPTION*	SCALE: 1:100 @ A1 DATE: 13TH AUGUST 2025 STATUS: PLANNING STAGE (P)	DRAWING TITLE: GROUND FLOOR AREA PLAN	DRAWING NUMBER: A053-ARC-010 REVISION: -



First Floor

REV	DATE	DESCRIPTION
-	-	-

HD PLANNING & DESIGN LTD

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CLIENT	PROJECT	SCALE	DATE	DRAWING TITLE	DRAWING NUMBER	REVISION
THE FORUM	PROJECT NAME *NOTES DESCRIPTION*	1:100 @ A1	13TH AUGUST 2025	FIRST FLOOR AREA PLAN	A053-ARC-011	-
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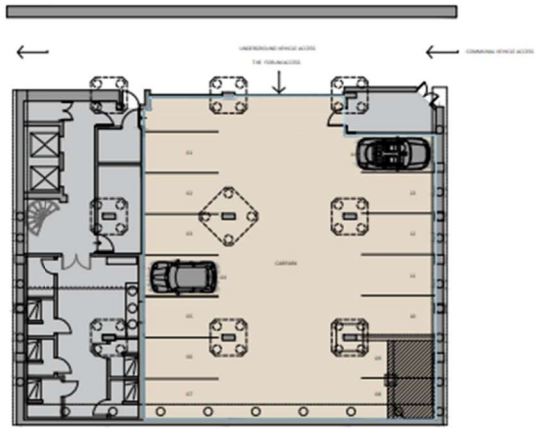
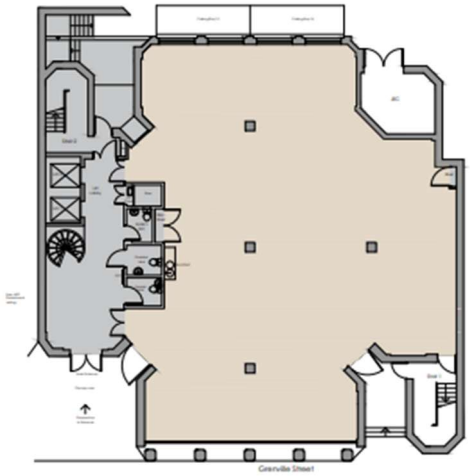
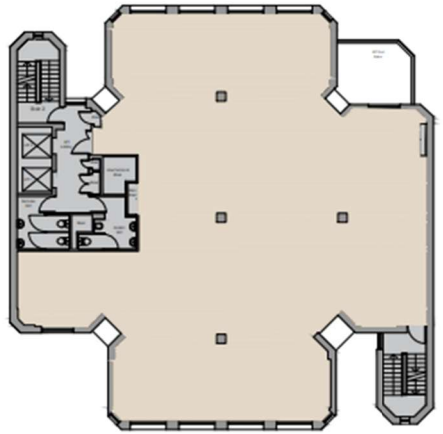


BASEMENT FLOOR PLAN
GIA = 410 SQM
NIA = 281 SQM



GROUND FLOOR PLAN
GIA = 423 SQM
NIA = 320.2 SQM

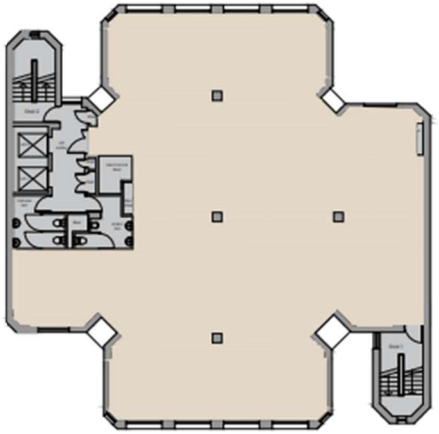


FIRST FLOOR PLAN
GIA = 418 SQM
NIA = 346.9 SQM

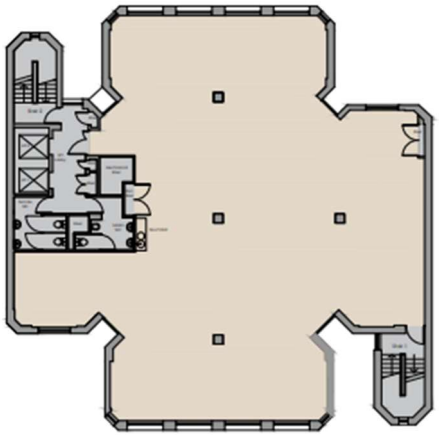
KEY:

GIA

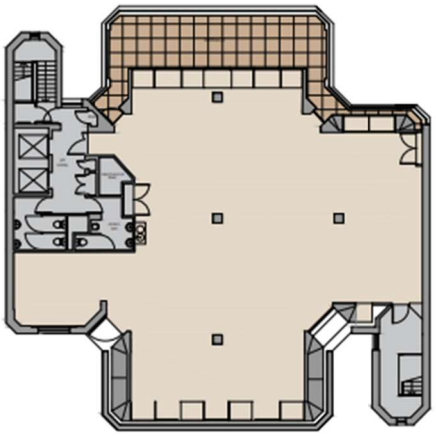
NIA



SECOND FLOOR PLAN
GIA = 418 SQM
NIA = 348.0 SQM



THIRD FLOOR PLAN
GIA = 418 SQM
NIA = 348.0 SQM



FOURTH FLOOR PLAN
GIA = 358 SQM
NIA = 272.5 SQM