

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



SECOND FLOOR OFFICES CHANNEL HOUSE GREEN STREET ST HELIER



**992 SQ.FT.
PLUS ONE PARKING SPACE**

TO LET



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



Second Floor Channel House

Green Street, St Helier

LOCATION

The property is located within St Helier's Central Business District, being five minutes' walk from the pedestrianised precincts of Queen Street and King Street. More specifically, the property is situated on the Western side of Green Street opposite Green Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

Channel House is a five storey purpose built office building, providing efficient open plan accommodation throughout, benefitting from secure private parking to the rear. The available offices are situated at second floor level and benefit from the following amenities:

- Impressive window frontage with excellent natural light provision
- Suspended ceilings with integral fluorescent lighting
- Comfort cooling and heating
- Lift access
- Perimeter trunking
- Kitchenette facilities

ACCOMMODATION

The approximate areas are as follows:

Second Floor South	Offices	944 sq.ft.
	Kitchen	<u>48 sq.ft.</u>
		992 sq.ft.

In addition, there is one car space available, if required.

TENURE

The offices are available on a new 9 year repairing and insuring style lease via a service charge to cover the running costs of the building, excluding structural repairs.

Second Floor Channel House Green Street, St Helier

RENTAL

Offices	£23,000 per annum
Parking	£ 3,000 per annum

OCCUPATION

On completion of legal formalities.

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 Julian Roffe FRICS MCI. Arb
or Reece Sarre**

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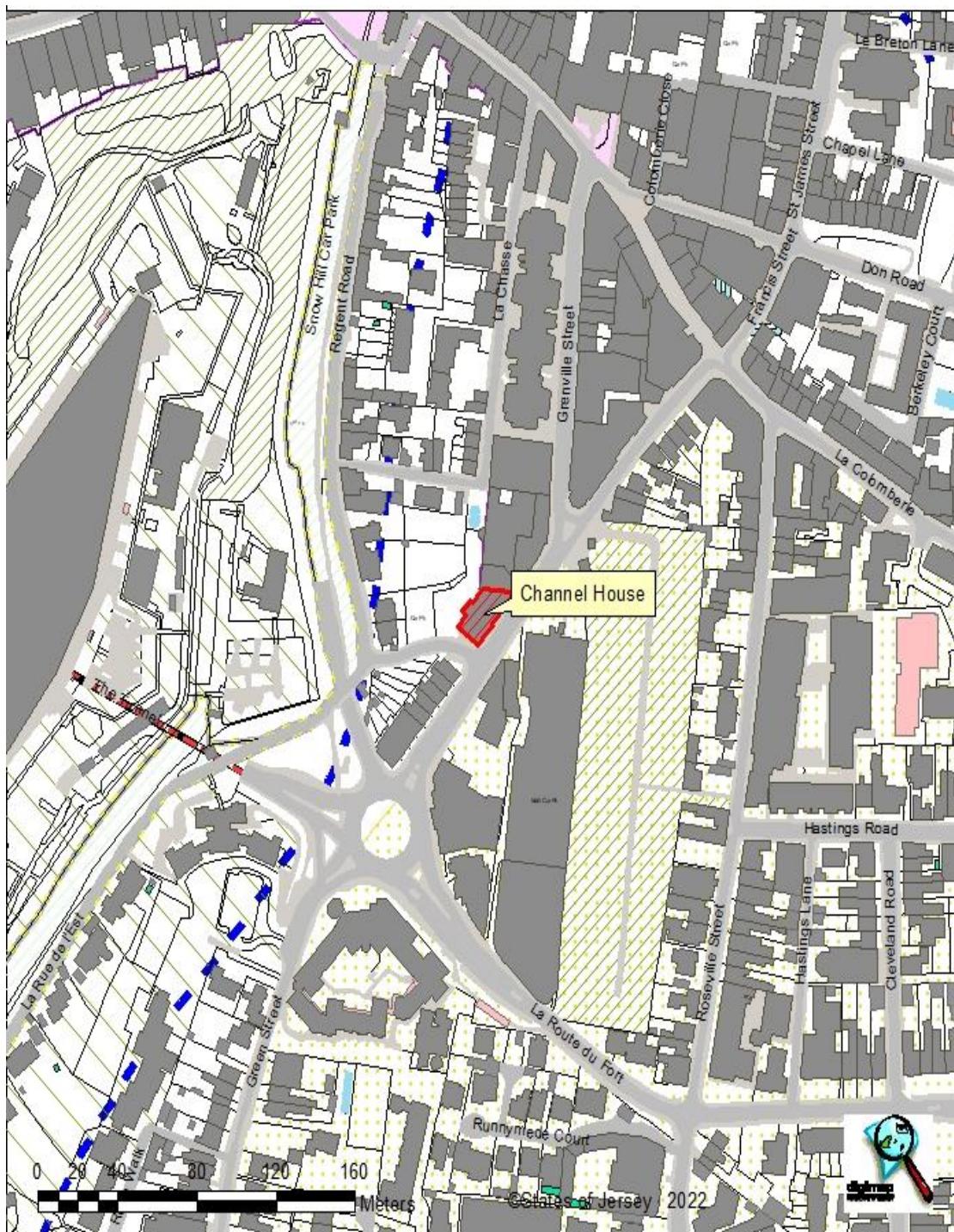
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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