

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**GROUND FLOOR SOUTH
CHANNEL HOUSE
GREEN STREET
ST HELIER**



**OFFICES - 870 SQ.FT.
BASEMENT – 313 SQ.FT.
PLUS 2 PARKING SPACES**

TO LET

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

Tel: 01534 888848 Email: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk



Ground Floor South, Channel House, Green Street, St Helier

LOCATION

The property is located within St Helier's Central Business District, being five minutes' walk from the principal pedestrianised precincts of Queen Street, King Street and Halkett 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 and site plan for reference purposes.

DESCRIPTION

Channel House is purpose built five-story office building, providing efficient open-plan accommodation throughout, benefitting from private parking to the rear.

The offices form the South side of the ground floor. The premises benefit from the following amenities:

- Suspended ceilings
- Comfort cooling and heating
- Perimeter trunking
- Excellent natural light provision
- Male and female WC facilities
- 2/3 meeting rooms/private offices
- Kitchenette
- Carpeted throughout
- Basement storage

ACCOMMODATION

The approximate net internal areas are as follows:

Ground Floor Offices	870 sq.ft.
Basement Storage	<u>313 sq.ft.</u>
Total	1,183 sq.ft.

Should a tenant require parking, there are two parking spaces potentially available.

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TENURE

The offices are available on a new 9 year fully repairing and insuring style lease, via a fair proportional service charge for communal running costs but excluding structural repair. Rent reviews are 3 yearly in line with Open Market Value.

RENTAL

Offices £24.00 per sq.ft.
Parking £3,500 per annum per car space

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent.

**Alistair M Sarre BSc MRICS, Simon Gale LLB (Hons) AssocRICS or
Reece Sarre**

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

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