

COMMERCIAL PROPERTY OFFICES TO LET



Sarre & Company
CHARTERED SURVEYORS

OFFICES TO LET CHARLES HOUSE CHARLES STREET ST HELIER



**FIRST FLOOR – 1,186 SQ.FT.
SECOND FLOOR – 200 SQ.FT.
THIRD FLOOR – 902 SQ.FT.**

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



CHARLES HOUSE CHARLES, STREET ST HELIER

LOCATION

The property is located on the prominent corner of Charles Street and Bath Street, which provides one of the main arterial routes into St Helier Town Centre. The offices themselves form part of Charles House.

We attach a location plan for reference purposes.

DESCRIPTION

The premises form part of the First, Second and Third floors and provide the following general amenities:

- Central heating
- Part comfort cooling/heating
- Various private offices/ meeting rooms
- Carpeted throughout
- Male & female WC facilities
- Kitchen facilities

ACCOMMODATION

The Net Internal Areas of the accommodation are as follows:

First Floor Rear Offices	1,186 sq.ft.
Second Floor Front Offices	200 sq.ft.
Third Floor Front Offices	902 sq.ft.
Total	2,288 sq.ft.

TENURE

The First Floor rear and Second and Third Floor front offices are available separately on new 9-year leases with a service charge contribution covering the costs of running the building, with 3 yearly rent reviews in line with the percentage increase in the Jersey Retail Price Index.

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RENTAL

Asking £17 per sq.ft.

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment with the Lessor's sole agent Sarre & Company, by contacting:

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

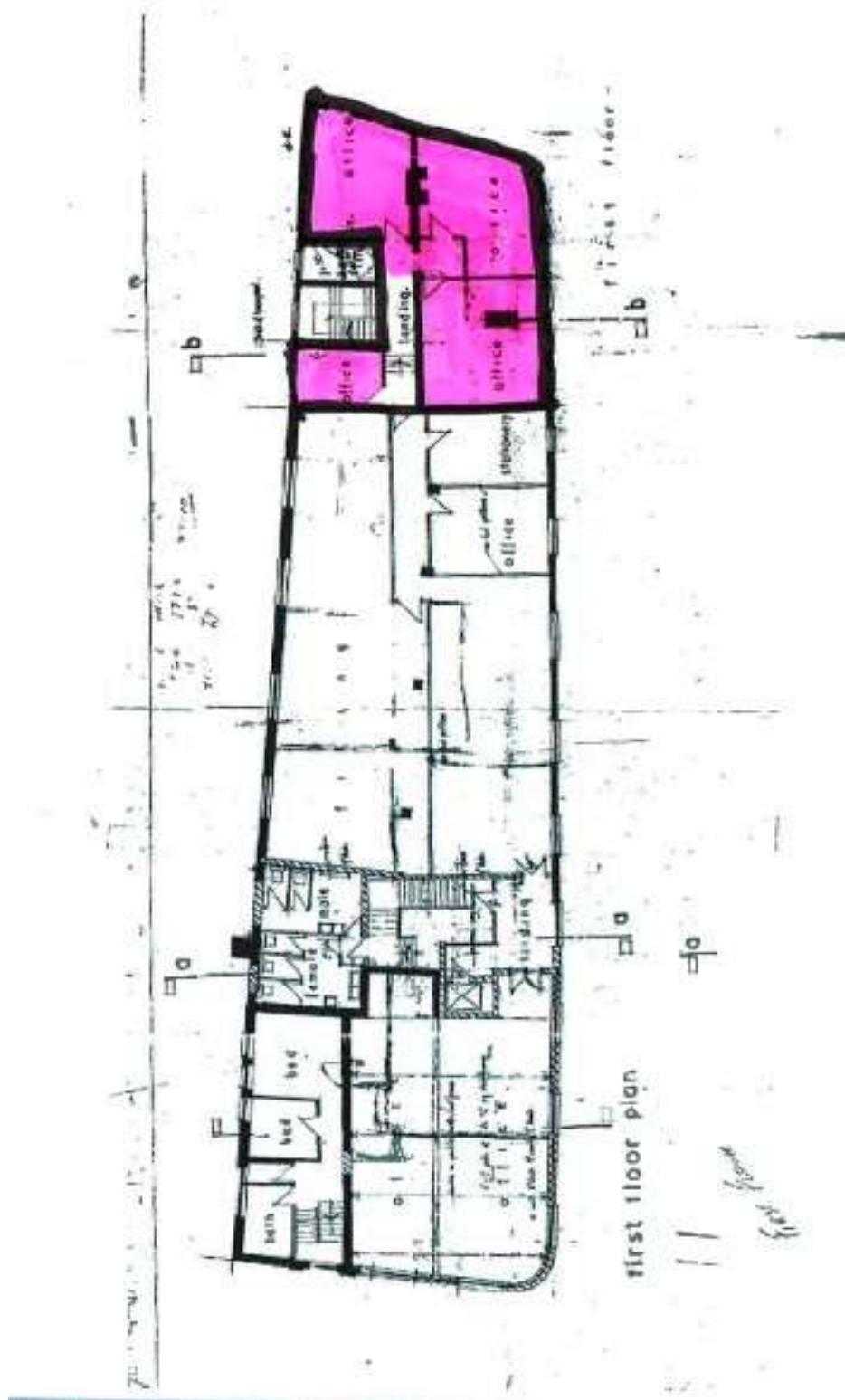
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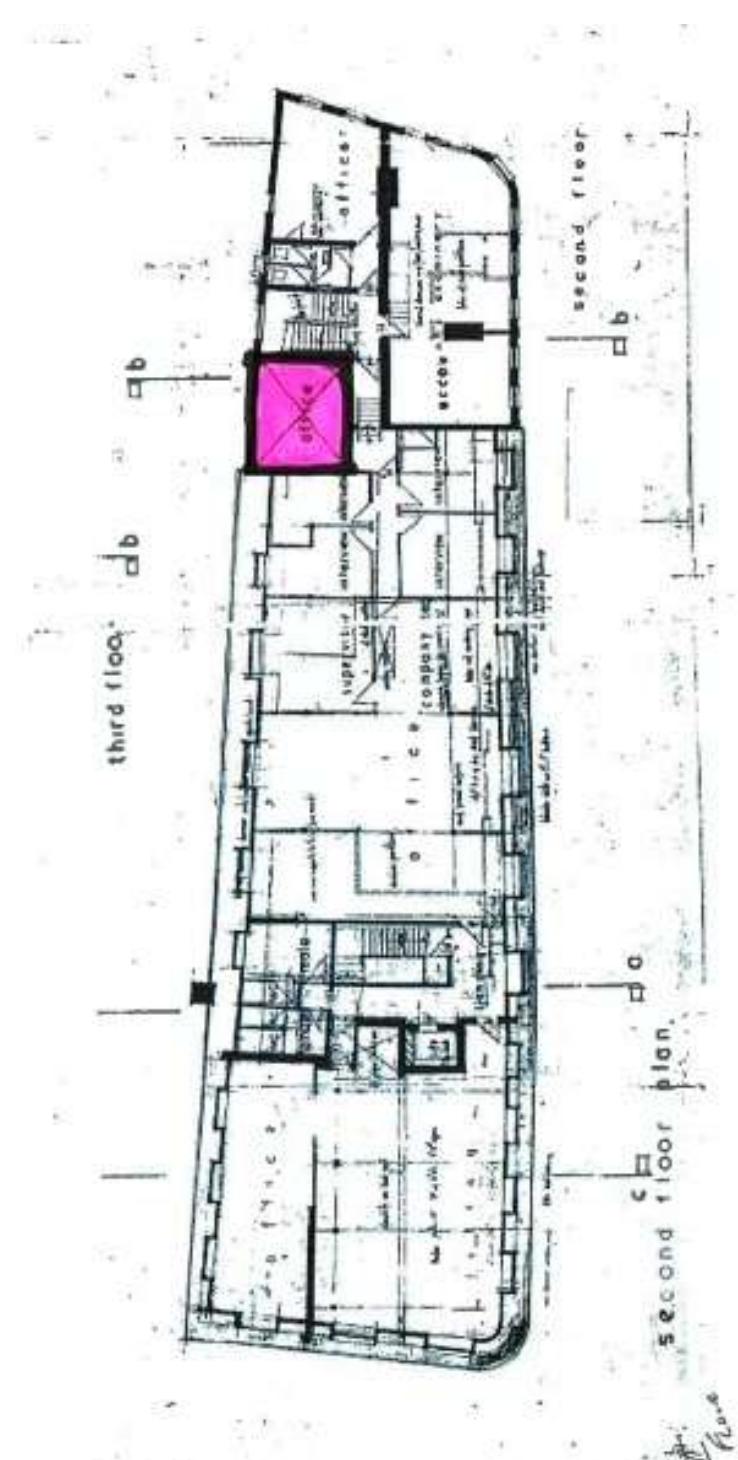
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY.

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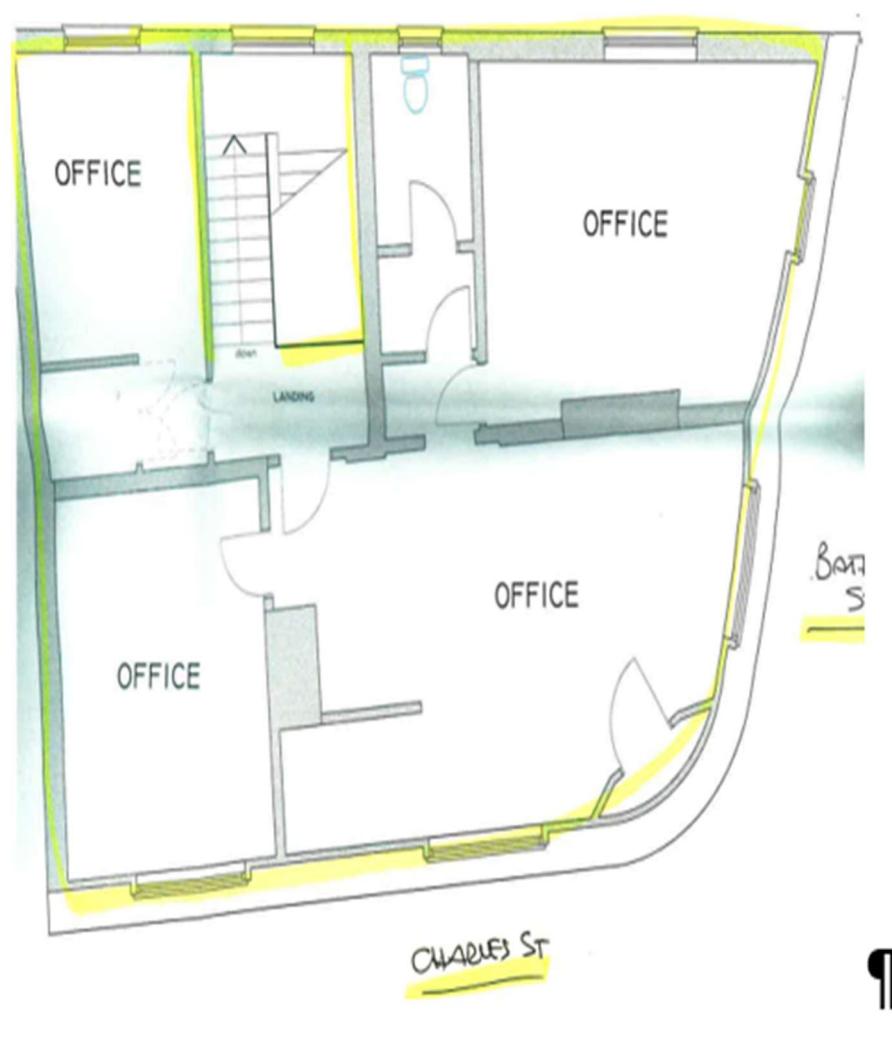
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THIRD FLOOR



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