

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## **FITTED OUT FIRST FLOOR OFFICE SUITE COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER**



**APPROXIMATELY 2,220 SQ.FT.**

**PLUS 1 CAR SPACE**



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

Tel: 01534 888848 Fax: 01534 888849

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# COMMERCIAL HOUSE COMMERCIAL STREET, ST HELIER

## LOCATION

The property is located in the heart of St Helier's Central Business District being within close proximity to all the major banks and St Helier's principal pedestrian precinct, namely King Street.

More specifically, the property is situated on the Northern side of Commercial Street close to the junction with Conway Street.

We attach a location plan and 2 plans showing the existing partitioning layout with suggested test to fits, for reference purposes.

## DESCRIPTION

The offices are situated on the first floor with access off a quiet courtyard.

The premises benefit from the following general amenities:

- Suspended ceilings with integral lighting;
- Comfort cooling/comfort heating;
- Double glazing;
- Carpeted throughout;
- Perimeter trunking;
- Kitchenette;
- Male and female WC facilities;
- An 8 person boardroom;
- 4 private offices/meeting rooms;
- Filing room.

We attach a floor plan as laid out, for reference purposes.

## ACCOMMODATION

The approximate Net Internal Area is:

First Floor	Office	2,220 sq.ft.
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One car space is potentially available.

# COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER

## **TENURE**

The premises are available by way of a new 9 year lease on internal repairing terms. Rent reviews are 3 yearly in line with Jersey Cost of Living.

The tenant is to be responsible for a fair proportion of the service charge, which includes building insurance, maintenance of the cooling and heating system, electricity supply, water rates, Parish rates, communal area internal repairs and decoration, cleaning of the courtyard and management costs.

The landlord will remain responsible for the structure and fabric of the exterior and keeping the building wind and watertight.

## **RENTAL**

Offices        £20 per sq.ft.

Parking       £3,250 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.

# COMMERCIAL HOUSE COMMERCIAL STREET ST HELIER

## VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb  
Evie Wills BSc Or Reece Sarre**

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

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Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

KEY:

Circulation

Reception / Waiting Area

Open Plan Office

Breakout

Offices / Meeting Rooms

WCs / Showers

Storage / Corridors



Rev	Description	Drawn	Clid	Date
P1	Marketing Layout	BC	MC	13/08/24

Client: 11 Broad Street Limited

Project: 1st Floor, Commercial House,  
Commercial Street,  
St Helier, JerseyDrawing Title: Proposed First Floor Annex Plan  
Option A
**AXIS MASON**  
 LONDON GLASGOW JERSEY COVENTRY DUBLIN

 3 Macclesfield St Helier  
 Jersey JE2 3NU  
 01534 878 137 WWW.AXISMASON.COM

Scale @ A3:	1:100	Date:	AUGUST 2024
Project	MC	Issue	PRELIMINARY
Co-ordinator:		Status:	

Job No:	Drawing No:	Revision:
4903	200A	P1

KEY:

- Circulation
- Reception / Waiting Area
- Open Plan Office
- Breakout
- Offices / Meeting Rooms
- WCs / Showers
- Storage / Comms



Rev	Description	Own	Cl'd	Date
P1	Working Layout	BC	MC	13/08/24

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Client:	11 Broad Street Limited
Project:	1st Floor, Commercial House, Commercial Street, St. Helier, Jersey
Drawing Title:	Proposed First Floor Annex Plan Option B

AXIS MASON

LONDONGLASGOWJERSEYDUBLIN

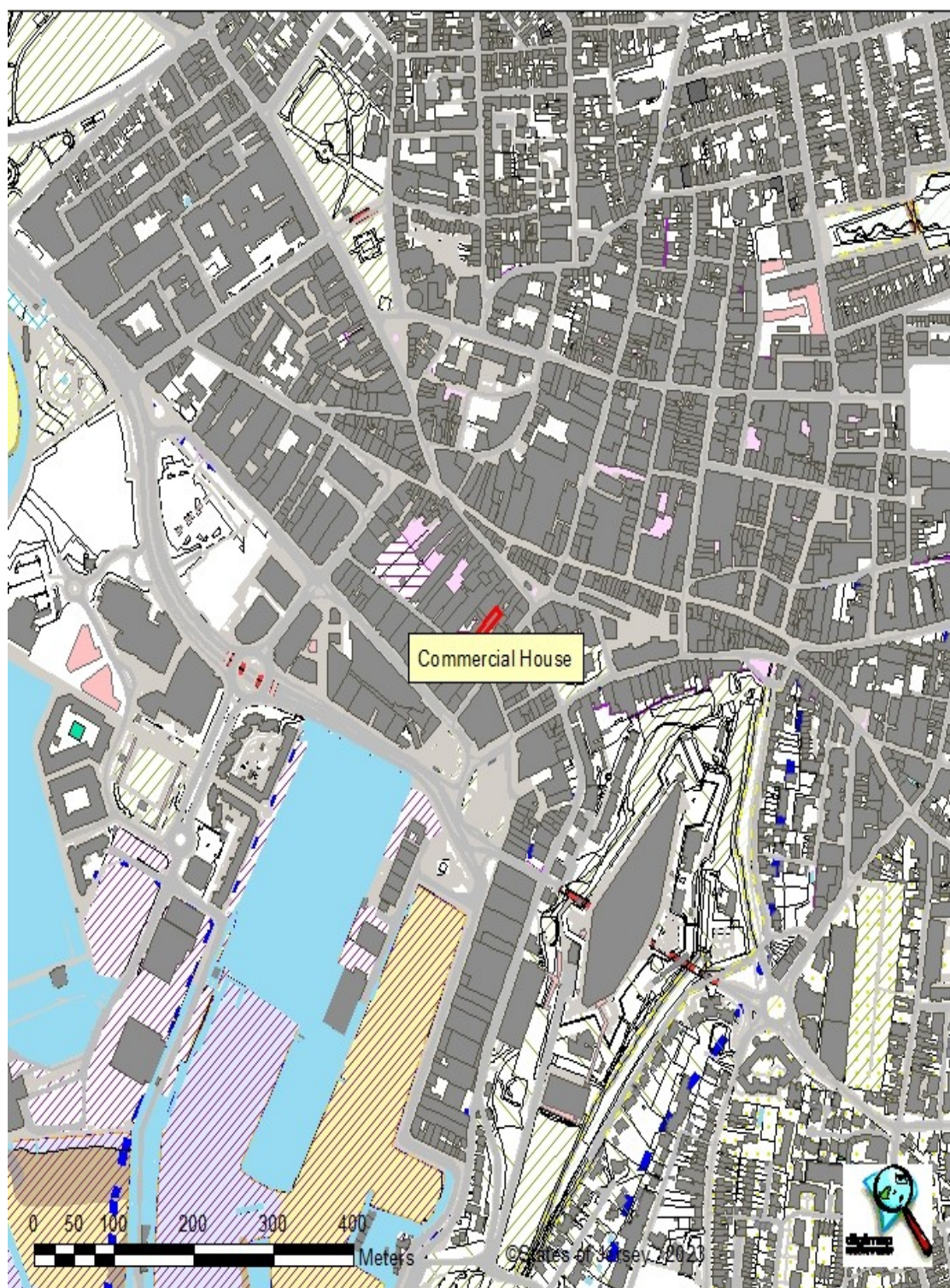
3 Malabar St Helier  
Jersey JE2 3NU  
01534 870 137 WWW.AXISMASON.COM

Scale @ A3:	1:100	Date:	AUGUST 2024
Project	MC	Issue	
Co-ordinator:		Status:	PRELIMINARY

Job No:	4893	Drawing No:	25/08	Revision:	P1
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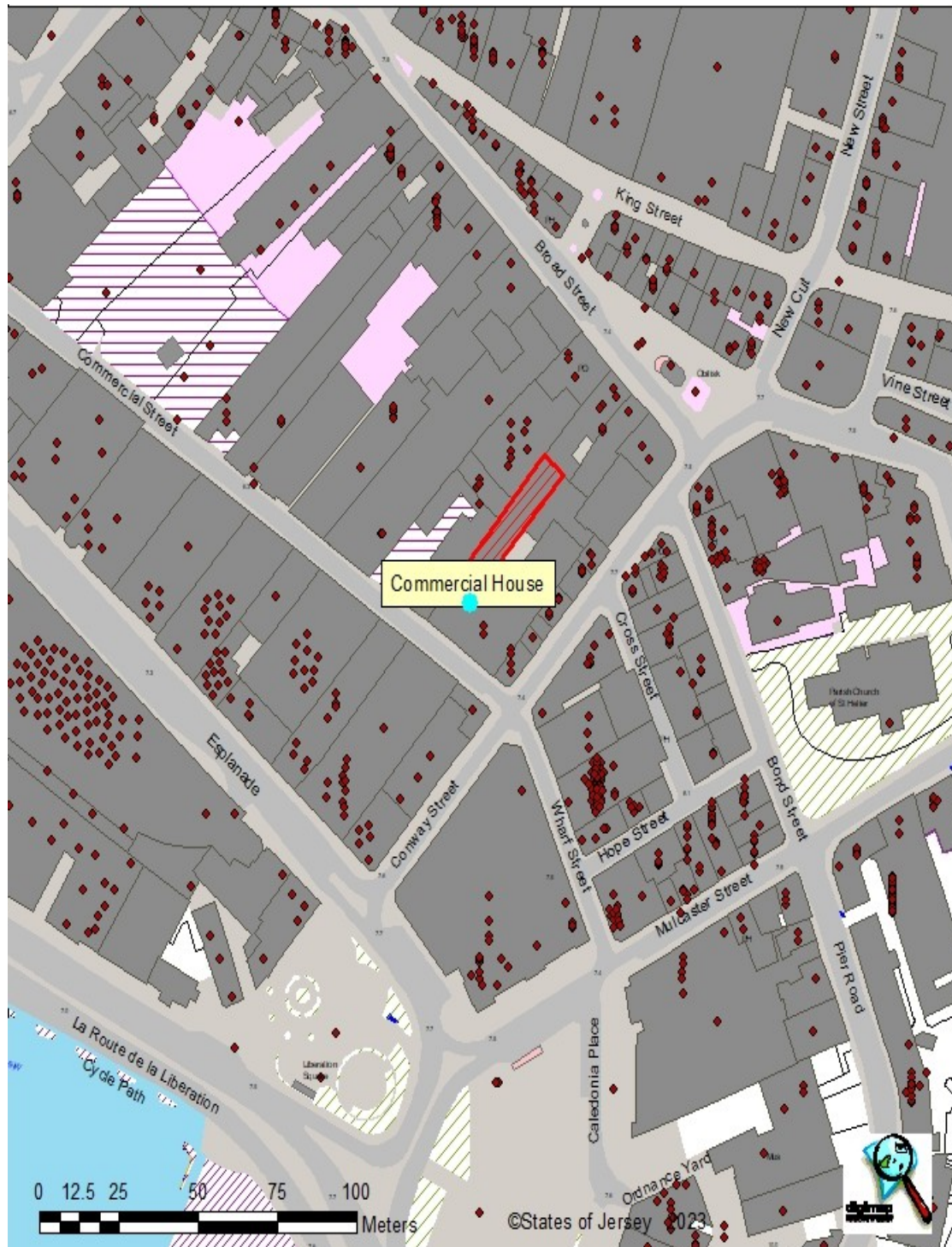
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