

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



## 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.

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**

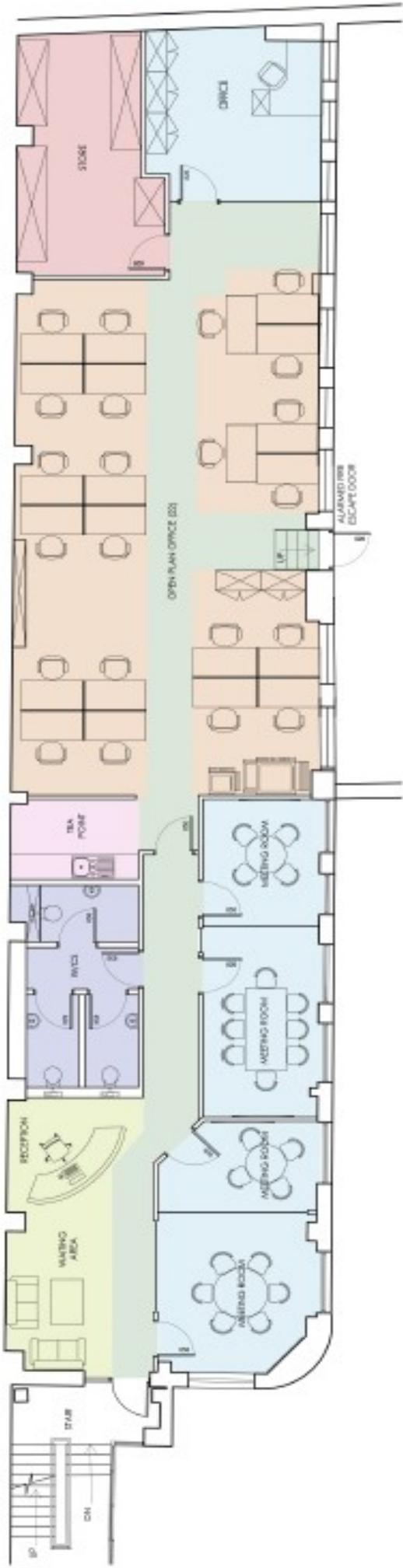
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

KEY:

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



<b>AXIS MASON</b>		3,Minster St,Heller Jersey JE21 3AJ 01534 873 120 WWW.AXISMASON.COM	
LONDON GLASGOW JERSEY GDAÑSK DUBLIN			
Scale @ A3:	1:100	Date:	AUGUST 2024
Project Coordinator:	MC	Issue:	PRELIMINARY
Job No:	Drawing No:	Revision:	
4093	250A	P1	

Rev	Description	Drawn	Check	Date
P1	Marketing Layout	BC	MC	13/08/24
Project: 1st Floor, Commercial House, Commercial Street, St. Heller, Jersey				
Drawing Title: Proposed First Floor Annex Plan Option A				

KEY:

- Circulation
- Reception / Waiting Areas
- Open Plan Office
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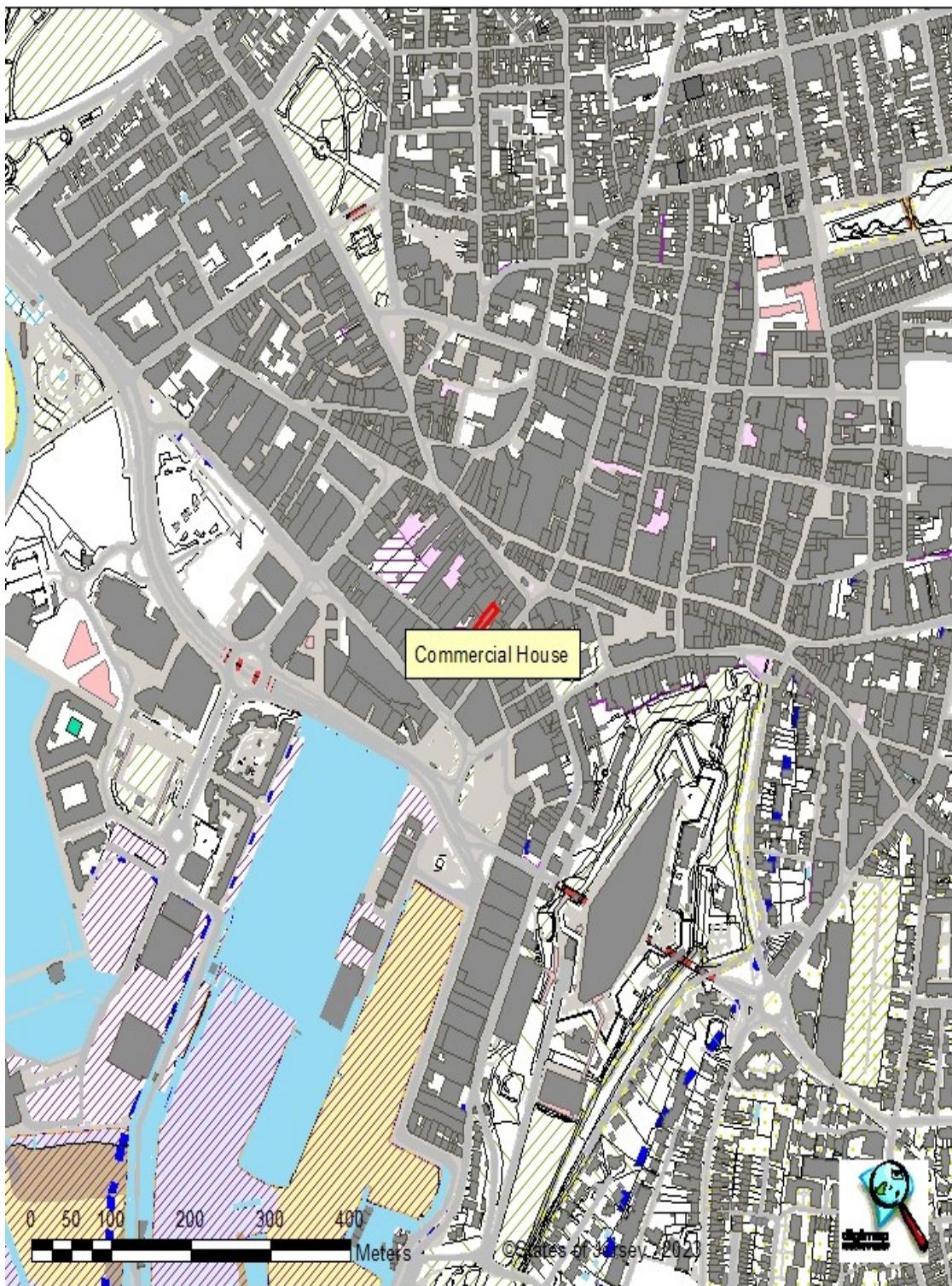


Ref	Description	Down	Up	Idle			
P1	Marketing Layout	PC	MC	13:00:24			

Project:	1st Fltr, Commercial House, Commercial Street, St. Helier, Jersey	Scale @ A3:	1:100	Date:	AUGUST 2024
		Project Co-ordinator:	MC	Issue Status:	PRELIMINARY

Drawing Title:	Proposed First Floor Annex Plan Option B	Job No.:	4893	Drawing No.:	2506	Revision:	P1
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