

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**FULLY FITTED OUT
HIGH QUALITY OFFICES
EATON HOUSE
SEATON PLACE
ST HELIER**



**APPROXIMATELY 2,139 SQ.FT.
PLUS ONE CAR 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



EATON HOUSE SEATON PLACE ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District. More specifically, the property is situated on the South side of Seaton Place, mid-way between Anley Street and Gloucester Street.

Nearby occupiers include CitiBank, Ogier, Gen II, Dominion, Carey Olsen, HSBC, PWC, KPMG and Canaccord to name but a few.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The Ground Floor consists of a prominent reception leading to a communal entrance, with lift access to the upper floors.

The First Floor offices benefit from an excellent provision of natural light, with window frontage on 3 sides and benefits from the following the new Landlord specification:

- Suspended ceilings
- Integral fluorescent lighting
- Comfort cooling/ comfort heating
- Double glazing
- Fully accessible raised floors
- Male & female toilets
- Disabled W/C Facility
- Lift access to all floors

In addition, the current Lessee has created the following extra amenities:

- 14 person boardroom
- 2 private offices
- Fitted blinds
- Paxton Security Fob Access System
- Full fitted kitchenette
- Splice phone system
- New carpeting
- Efficient open plan workstation area
- Available with furniture if required

Attached is a currently as fitted out floor plan.

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ACCOMMODATION

The areas of the available space are as follows:

Ground Floor Reception	275 sq.ft.
First Floor	<u>1,864 sq.ft.</u>
Total	2,139 sq.ft.

There is 1 parking space available with the building.

TENURE

The space is currently held on a 9 year lease which commenced on 18th December 2023 and is to expire on 17th December 2032. The next rent review is due on 18th December 2026.

The space is therefore available by way of assignment or sub-letting, for a conservative premium for the valuable lessee's, fixtures, fittings and furniture.

RENTAL

Ground Floor Office -	£7,425.00 per annum
First Floor Office -	£50,328.00 per annum
Parking -	£3,750 per annum

OCCUPATION

On completion of legal formalities.

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COVENANT STRENGTH/GUARANTOR

Any transaction will be subject to the proposed Sub-Lessee being of suitable financial standing or providing an acceptable guarantee. The Sub-Lessee will be required to produce the usual Due Diligence information.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the vendor's sole agent:

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

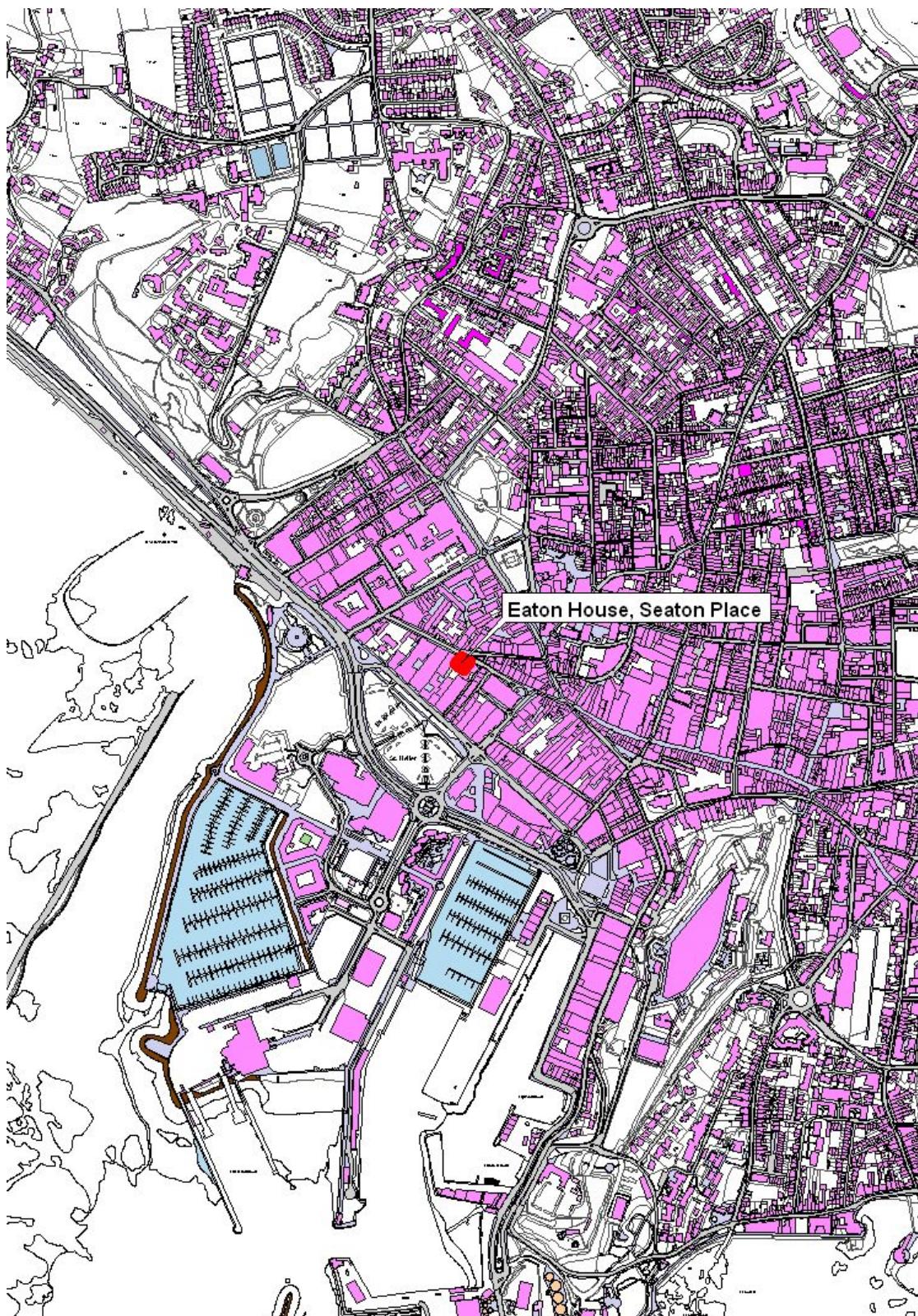
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

EATON HOUSE SEATON PLACE, ST HELIER

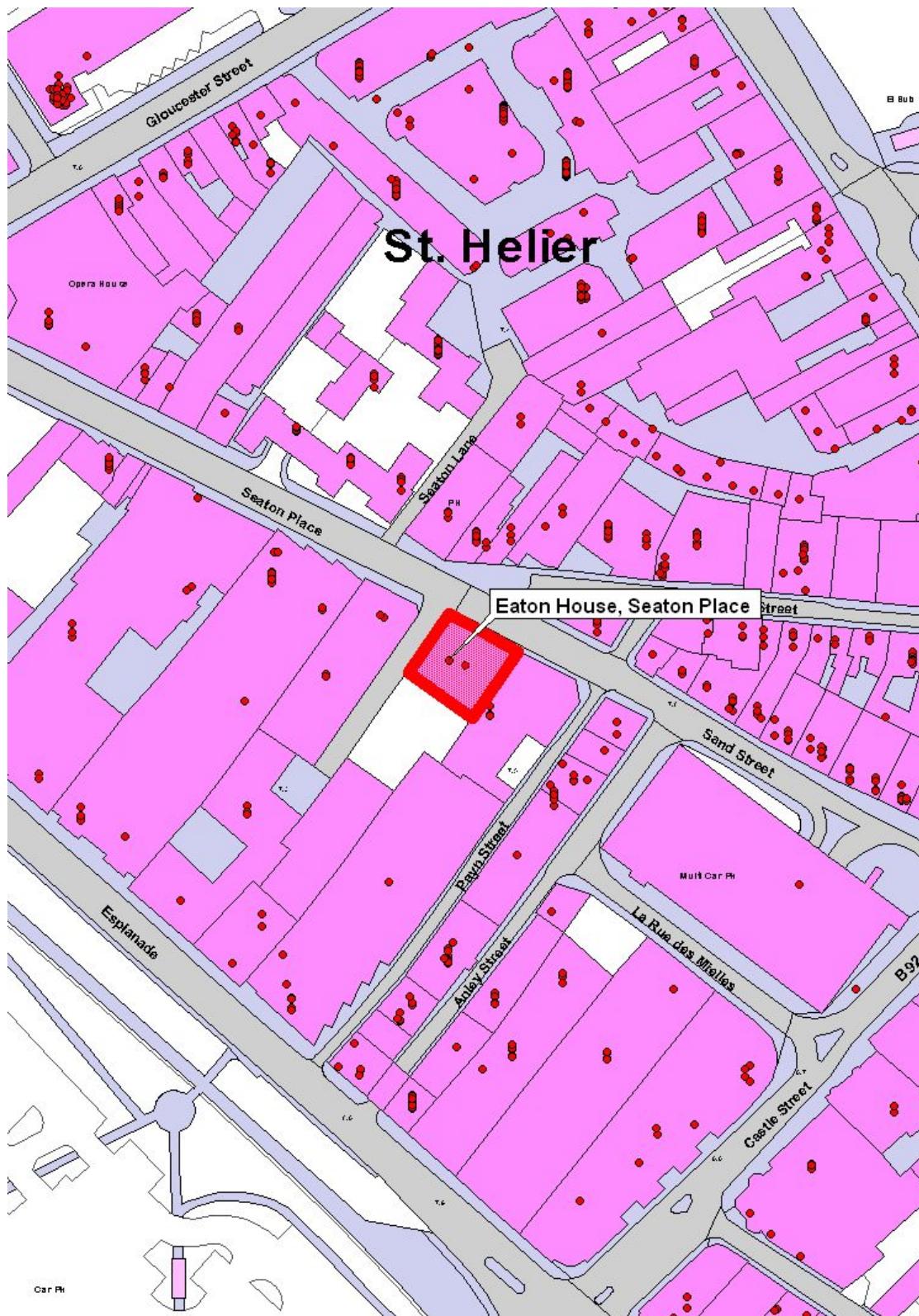


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