

# 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](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://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>
<b>Total</b>	<b>2,139 sq.ft.</b>

There is 1 parking space available with the building.

## TENURE

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

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

**Tel: 01534 888848**

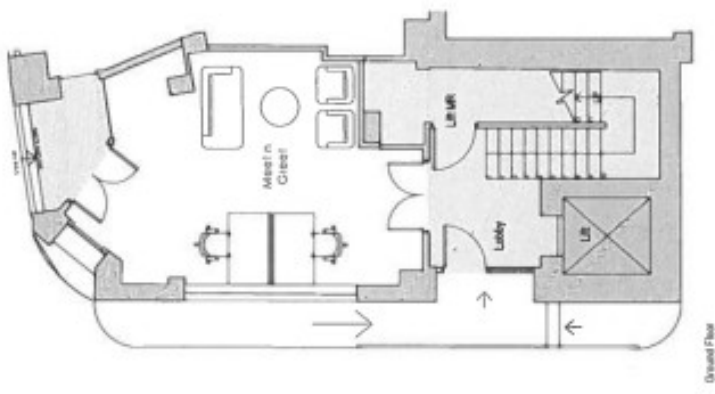
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**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

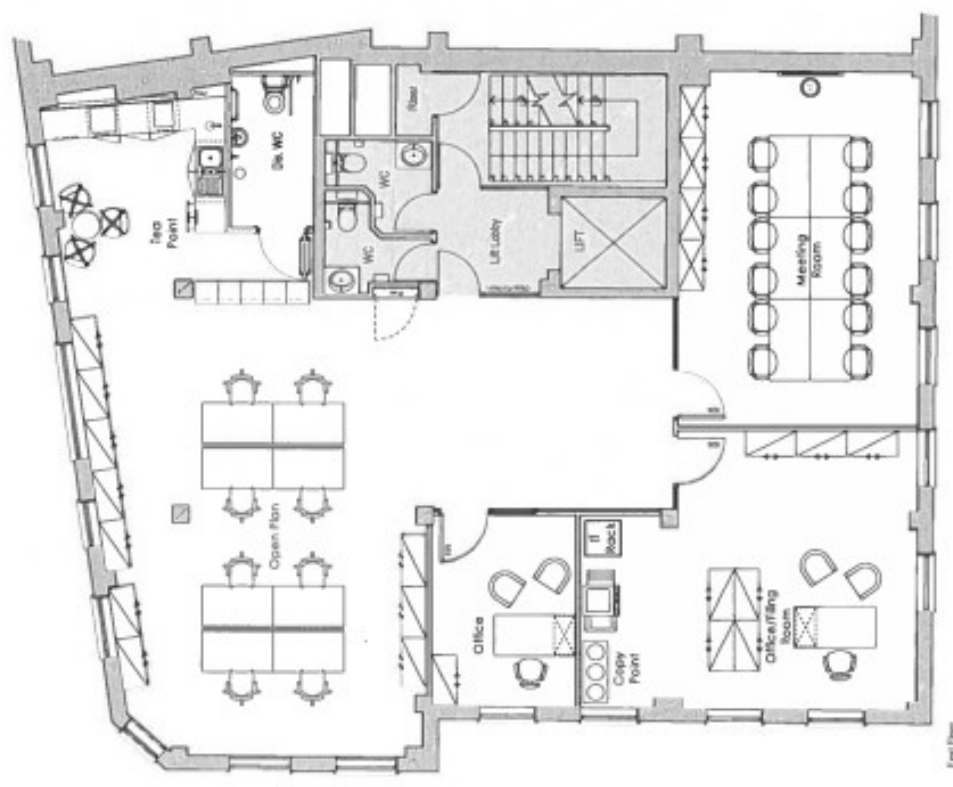
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

1. The building is a two-story office building with a total floor area of 1,000 sq. m. The building is located in the center of the city and is surrounded by other buildings. The building is a modern building with a glass facade and a flat roof. The building is a two-story building with a total floor area of 1,000 sq. m. The building is located in the center of the city and is surrounded by other buildings. The building is a modern building with a glass facade and a flat roof. The building is a two-story building with a total floor area of 1,000 sq. m. The building is located in the center of the city and is surrounded by other buildings. The building is a modern building with a glass facade and a flat roof.



Ground Floor

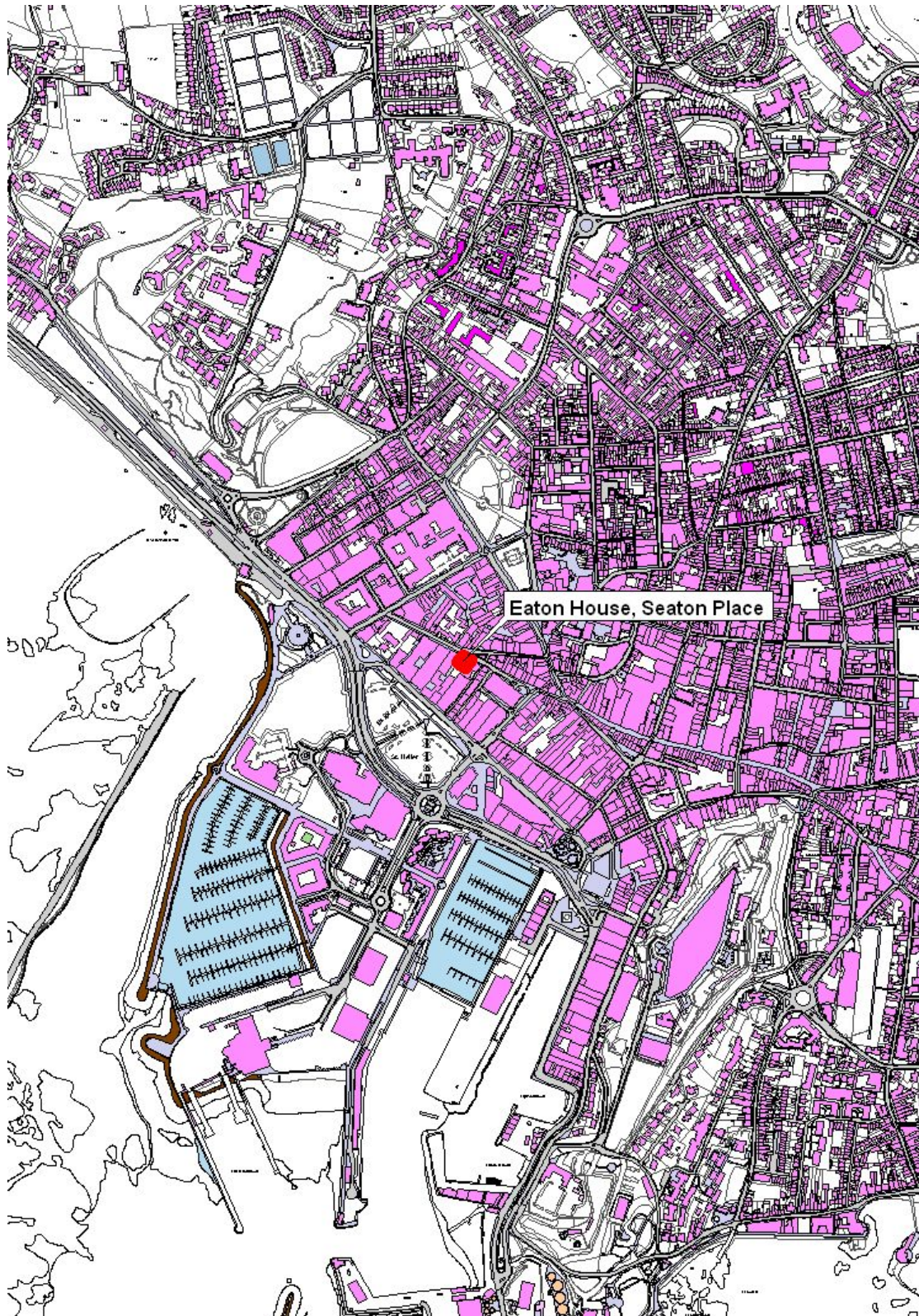


First Floor

<b>AXIS MASON</b>	
Project	Office Space, 1st Floor, 1st Floor, 1st Floor
Client	Axis Mason
Design	Axis Mason
Drawn	Axis Mason
Scale	1:100
Sheet No.	11



# EATON HOUSE SEATON PLACE, ST HELIER



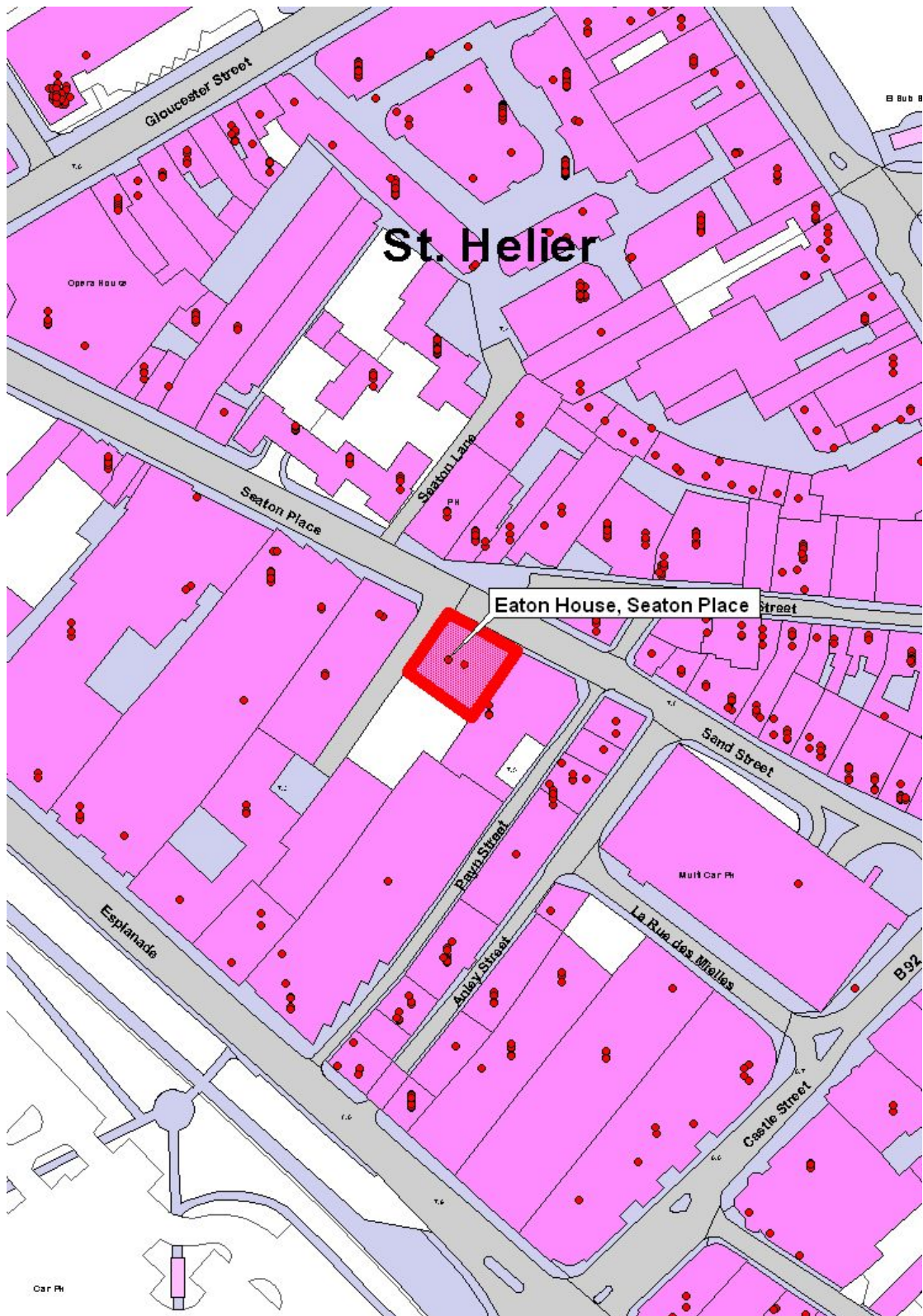
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