

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

LIME GROVE HOUSE GREEN STREET ST HELIER



**GROUND FLOOR - 7,857 SQ.FT.
THIRD FLOOR – 7,169 SQ.FT.
PLUS PARKING
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



LIME GROVE HOUSE

ST HELIER

LOCATION

Lime Grove House is a landmark building prominently situated on the eastern approach to the heart of St Helier's thriving town centre and business district. Well established businesses including Jersey Telecom, Mourant, Brooks MacDonald and Digital Jersey Hub operate in very close proximity and the key retail/leisure orientated areas of the town are but a few minutes' walk away. Green Street multi-storey car park is sited immediately adjacent as is the ring road and tunnel approach to La Route du Fort roundabout.

DESCRIPTION

Lime Grove House provides a purpose built four storey office building which has been fitted out to a high standard and provides a contemporary mix of open plan and cellular offices/meeting rooms together with ample breakout areas creating a modern community space. The building boasts on-site parking facilities for 31 vehicles and covered cycle storage.

It should be noted that the usability of all operational floor space has been maximised configuration wise, and emphasis placed on the creation of a bright and air working environment benefiting from the following general amenities:

- Full access raised floors incorporating 150mm clear void to all areas
- High quality suspended ceiling incorporating category two recessed lighting
- Comfort cooling/heating throughout office areas
- Full fibre optic connectivity
- Two 10no. person passenger lifts
- Hardwood doors, frames and skirting to all areas
- Separate male and female WC facilities on each floor
- On site secure underground parking and covered cycle storage and shower facilities

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ACCOMMODATION

The Net Internal Area of the available accommodation is:

Ground Floor	7,857 sq.ft.
Third Floor	7,169 sq.ft.

PARKING

Up to 18 basement car spaces available.

TENURE

The premises are available by way of a sub-lease until March 2028 on fully repairing and insuring terms with a pro-rated service charge.

ASKING RENTAL

£24.00 per sq.ft.

£3,000 per annum per space

******* SIGNIFICANT INCENTIVE PACKAGE AVAILABLE *******

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

LIME GROVE HOUSE ST HELIER

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the sub-lessor.

VIEWING

By contacting the vendor's sole agent:

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

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

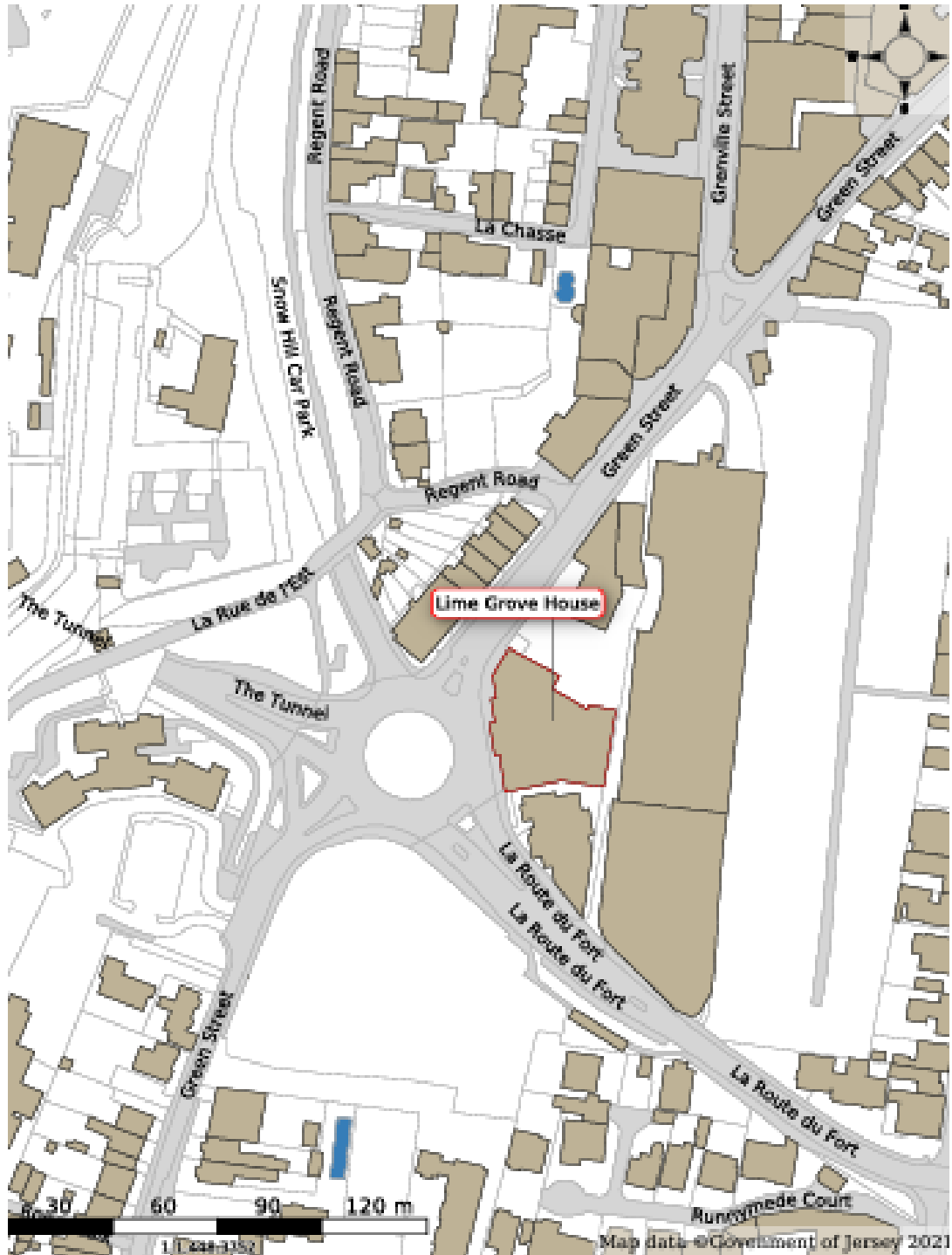
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

LIME GROVE HOUSE ST HELIER

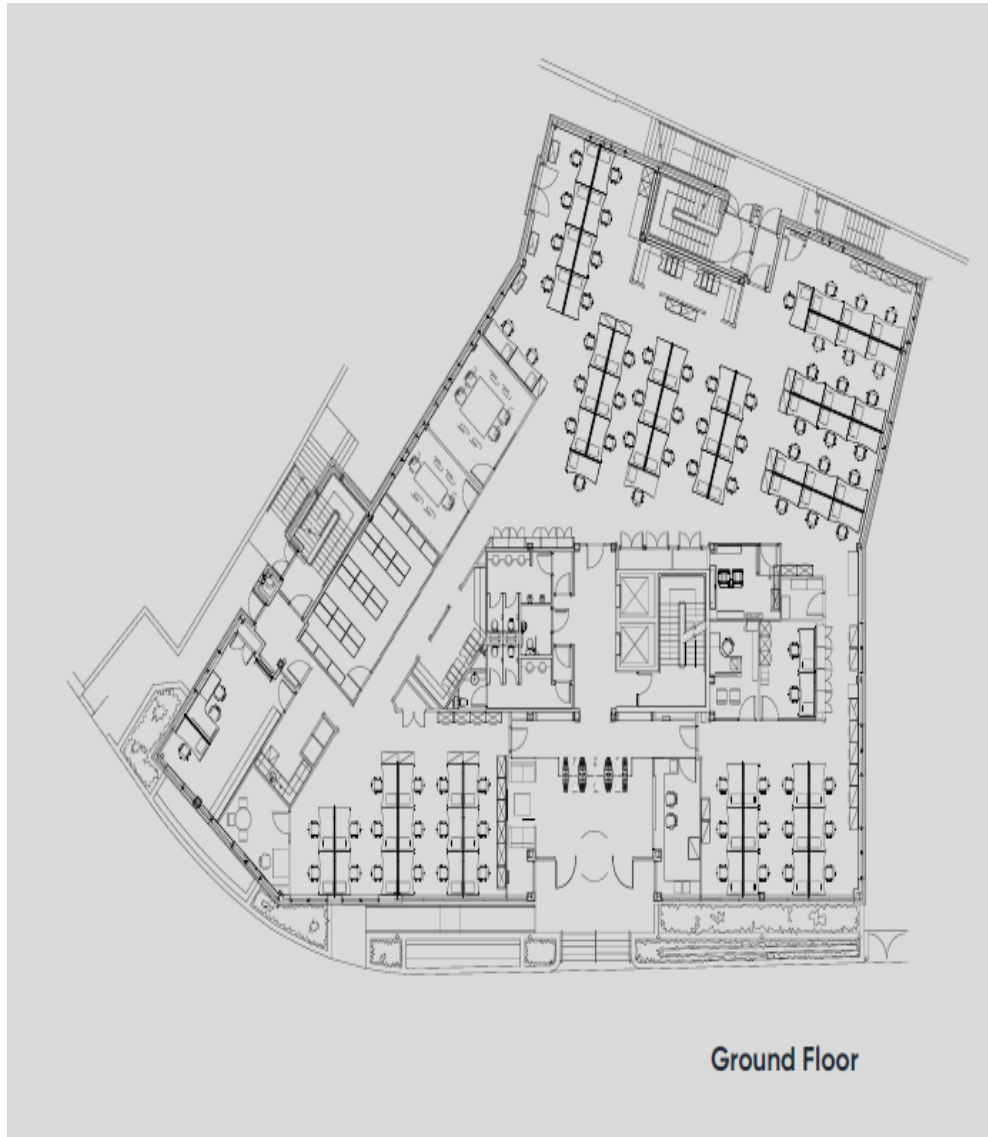


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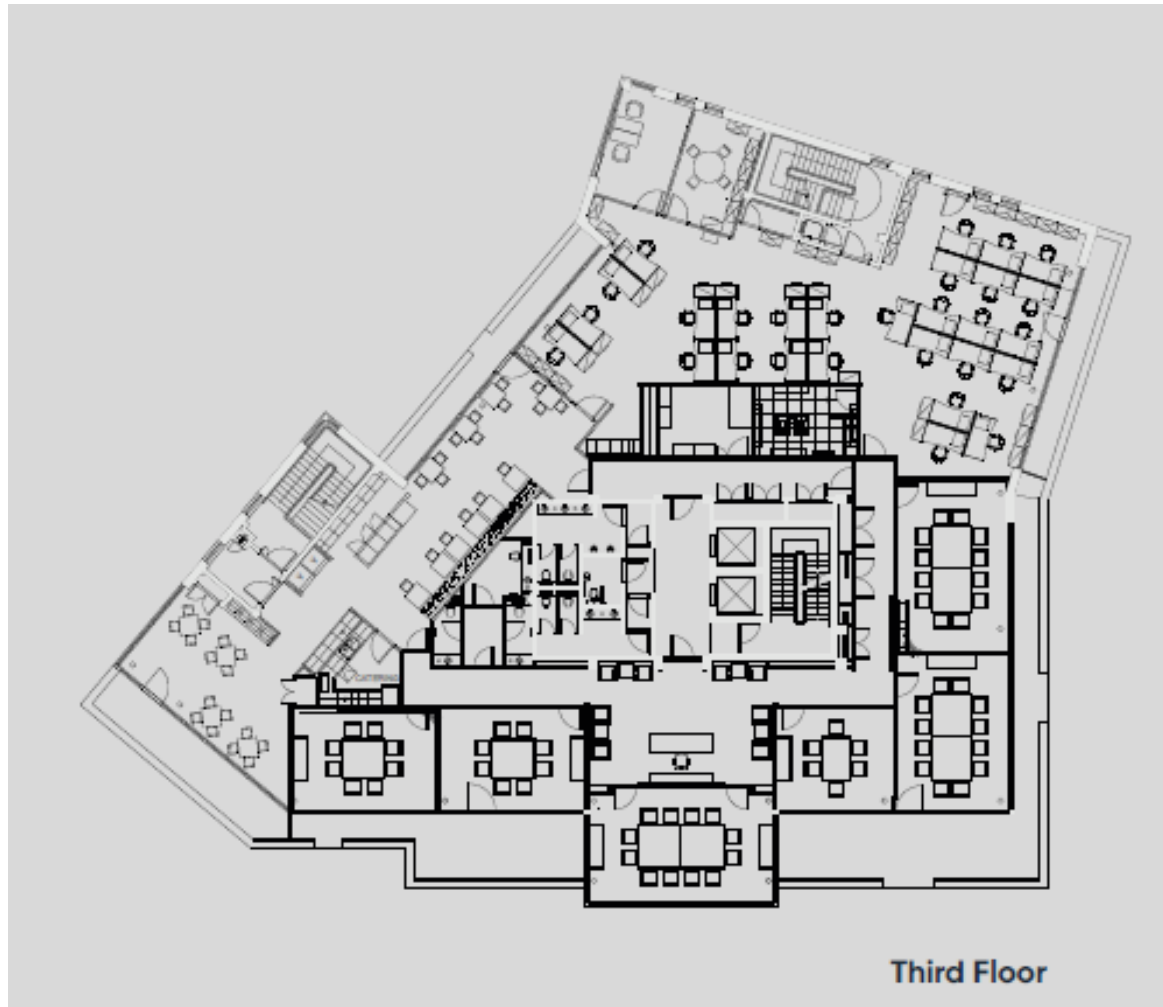
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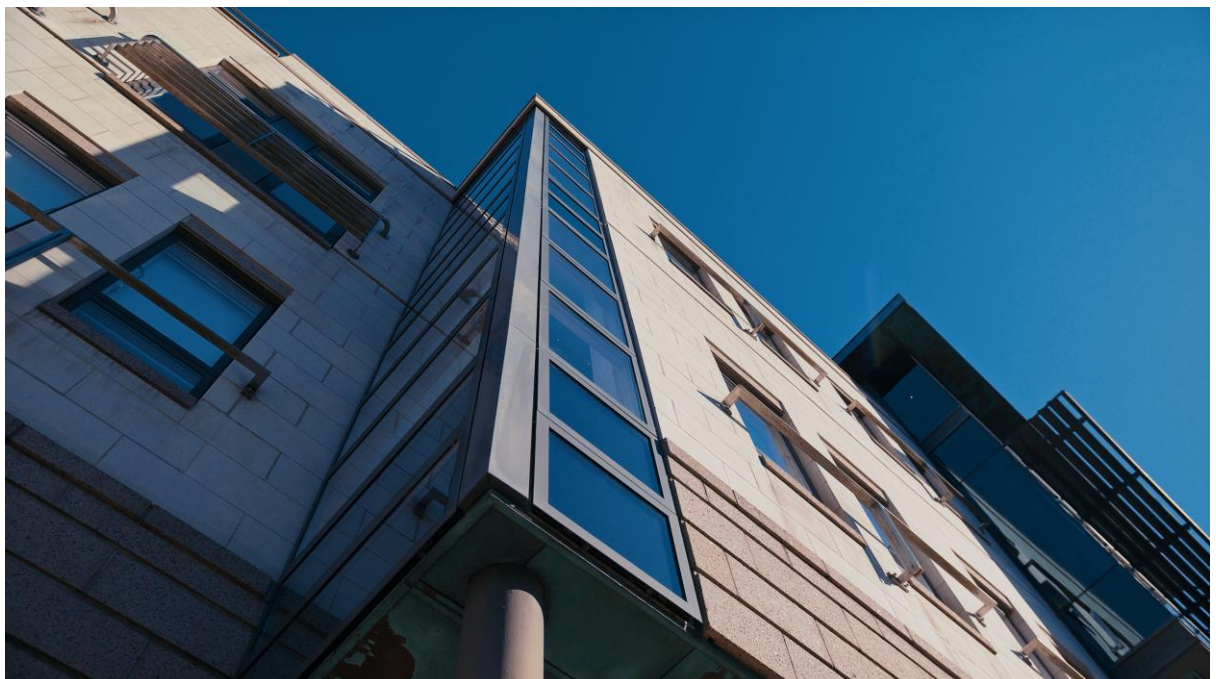
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