

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PART FIRST FLOOR REAR OFFICE SUITE LISTER HOUSE 35 THE PARADE ST HELIER



**TO LET
APPROXIMATELY 780 SQ.FT.**



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



Lister House The Parade St Helier

LOCATION

The property is situated within the Central Business District of St Helier, opposite the new One Gov States of Jersey Headquarters Building and being but a short walk from the primary retailing areas and financial centre of St Helier. We attach a location plan for reference purposes.

DESCRIPTION

The available accommodation is at first floor level, benefiting from the following amenities:

- Suspended ceiling
- Integral fluorescent lighting
- Comfort cooling/comfort heating
- An eight-person boardroom
- Perimeter trunking + various floor boxes
- Double glazing
- Kitchenette
- WC facilities
- Carpeted throughout

ACCOMMODATION

The approximate Net Internal Area of the available accommodation is:

First Floor Rear Office – 780 sq.ft.

TENURE

The premises are available by way of a new 9-year fully repairing sub-lease by way of a service charge, subject to 3 yearly Jersey Cost of Living rent reviews.

Lister House The Parade St Helier

RENTAL

Asking £24 per sq.ft.

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

COVENANT STRENGTH AND DUE DILIGENCE

In line with normal market practice, a suitable covenant or guarantee will be required by the Lessor. The Lessee also will be required to provide the usual company Due Diligence information.

VIEWING

Strictly by appointment by the Lessor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB (Hons) AssocRICS
Or Reece Sarre**

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Jersey
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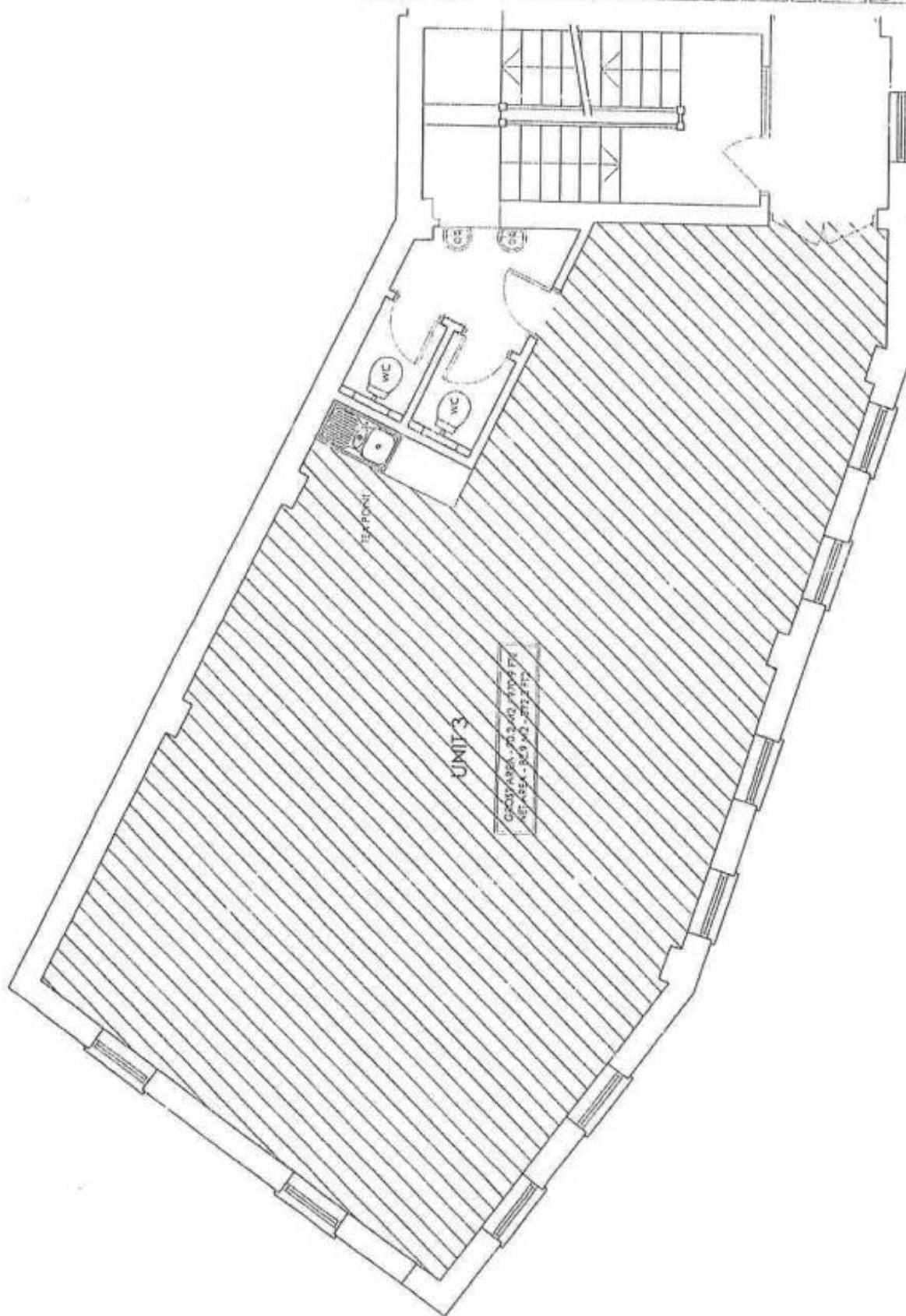
Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy.

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FIRST FLOOR - UNIT 3.



Unit	Price	Quantity	Total
100	1.12	100	112

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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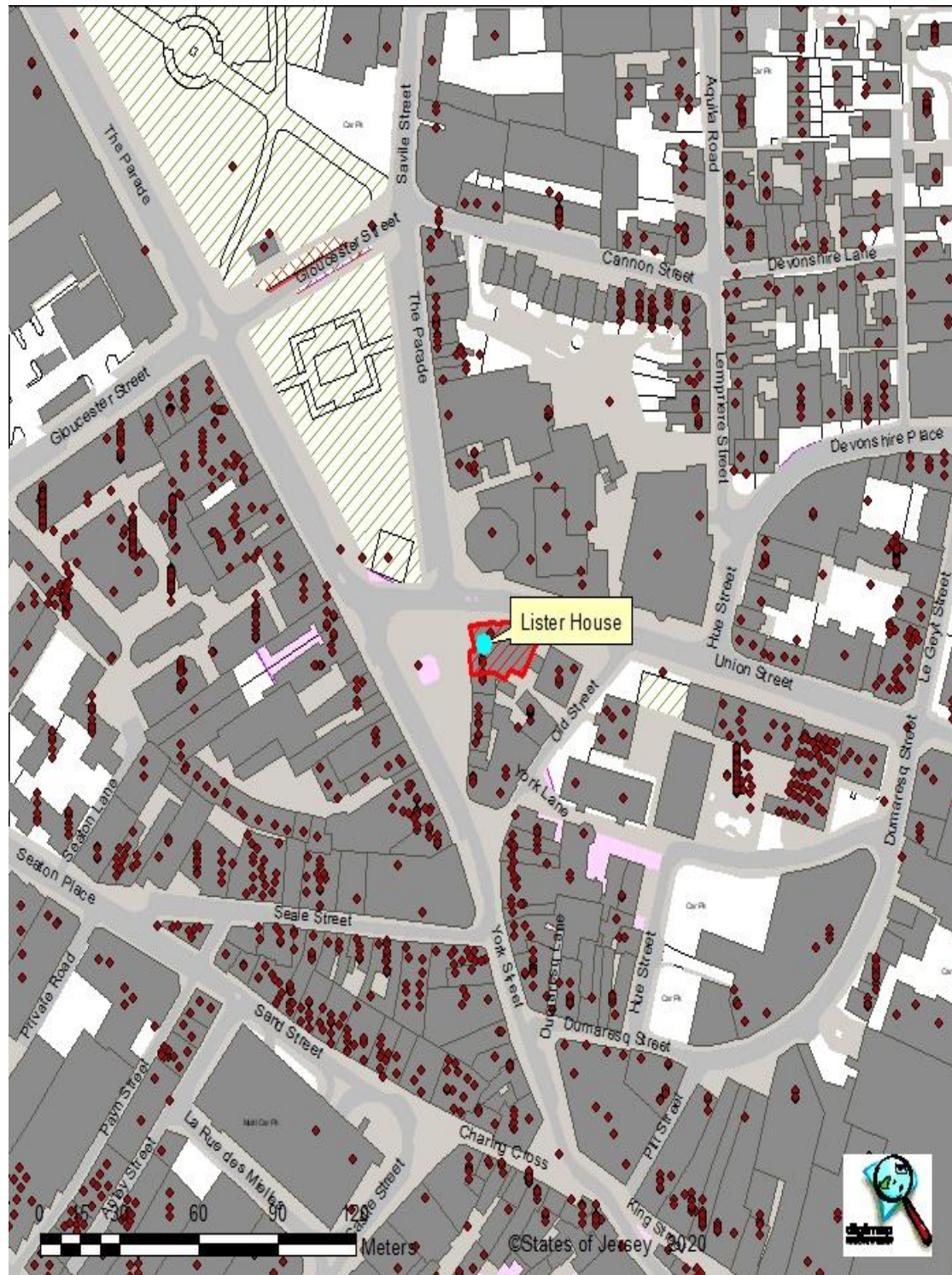
R. H. G. S.

Unit 3

DATE	10/10/08
TIME	10:00

5	100	100
6	100	100

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Lister House The Parade St Helier

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