COMMERCIAL PROPERTY
OFFICE OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

SECOND FLOOR OFFICES
MAXWELL CHAMBERS
LA COLOMBERIE
ST HELIER



2,000 SQ.FT.
TO LET

RICS Regulated by RICS

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

The Property Ombudsman

MAXWELL CHAMBERS
LA COLOMBERIE
ST HELIER

LOCATION

Centrally located offices on the Northern side of the pedestrianised section of La Colomberie benefitting from easy access to all amenities in St Helier including various retail outlets, banks, restaurants and public parking.

We attach a location plan for reference purposes.

DESCRIPTION

The offices are situated on the 2nd floor and are accessed via a dedicated foyer. Lift access is provided to the ground, first and second floors. The 2nd floor suite enjoys high levels of natural light and is presented in excellent order and provides the following general amenities:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking and voice/data cabling throughout
- Double glazed aluminium framed windows
- Air conditioning
- Dimplex heating in the common areas
- Passenger lift
- Quality wall and floor coverings
- Male and female WC facilities
- Door intercom

ACCOMMODATION

The approximate Net Internal area of the office accommodation is 2,000 sq.ft.

TENURE

The premises are available on an internal repairing style lease and subject to 3 yearly JCOL rent reviews.

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ASKING RENTAL

£34,000 per annum (£17 per sq.ft.)

OCCUPATION

Immediately upon 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.

VIEWING

By contacting the vendor's sole agent:

Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
Reece Sarre and Freddie Pollard BSc (Hons)

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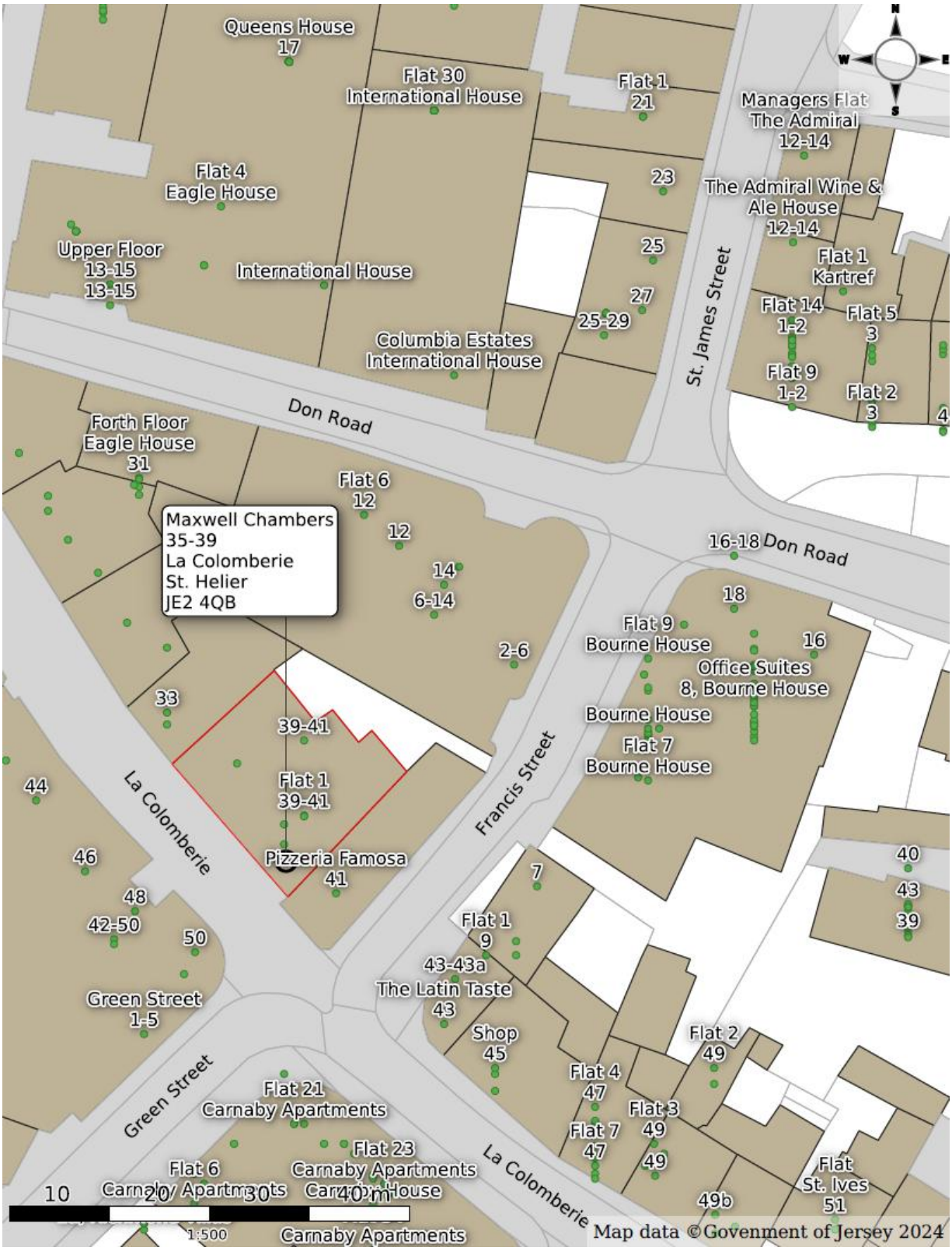
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

MAXWELL CHAMBERS
LA COLOMBERIE
ST HELIER



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