

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

MODERN OFFICES TO LET 31-33 NEW STREET ST HELIER



**GROUND 1,931 SQ.FT.
FIRST 2,293 SQ.FT.
+ 2 PARKING SPACES**

TO LET

16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandco.com www.sarreandco.com

31-33 New Street St Helier

LOCATION

The premises are conveniently located on New Street, close to the St Paul's Gate development and within St Helier's Central Business District.

The main retailing streets of King Street and Queen Street are on the doorstep and the surrounding area incorporates an established mix of financial and legal orientated entities such as Vistra, Bacata, Bedell Cristin, Ocorian, Summit Group and CapVis.

A mix of catering/shopping outlets can be availed within the immediate area such as Next, De Gruchy department store and the Voisin department store.

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

DESCRIPTION

The property is a purpose built four storey office building providing efficient accommodation on ground and three upper floors, with an element of parking to the rear.

The property provides a modern specification to include the following general amenities:

- Suspended ceilings;
- Fully accessible raised flooring;
- Comfort cooling/ comfort heating;
- Double glazing with excellent natural light provision;
- Lift access;
- Male & female WC facilities on each floor;
- Kitchen facilities on each floor; and
- Efficient floor plates.

ACCOMMODATION

The approximate Net Internal Areas of the available space are as follows:

Ground Floor	1,931 sq.ft.
First Floor	2,293 sq.ft.
Total	4,224 sq.ft.

There is one parking space available for each floor (at an additional charge).

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TENURE

The premises available separately or together by way a new 9-year EFRI term, subject to 3 yearly rent reviews to Jersey Cost of Living.

The tenant is responsible for the general running costs and general repairs to the building by way of a fair proportional service charge.

RENTAL

£24 per sq,ft,

£3,000 per annum per car space.

OCCUPATION

Available from 1st December 2026.

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.

31-33 New Street St Helier

VIEWING

By contacting the vendor's agent:

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

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

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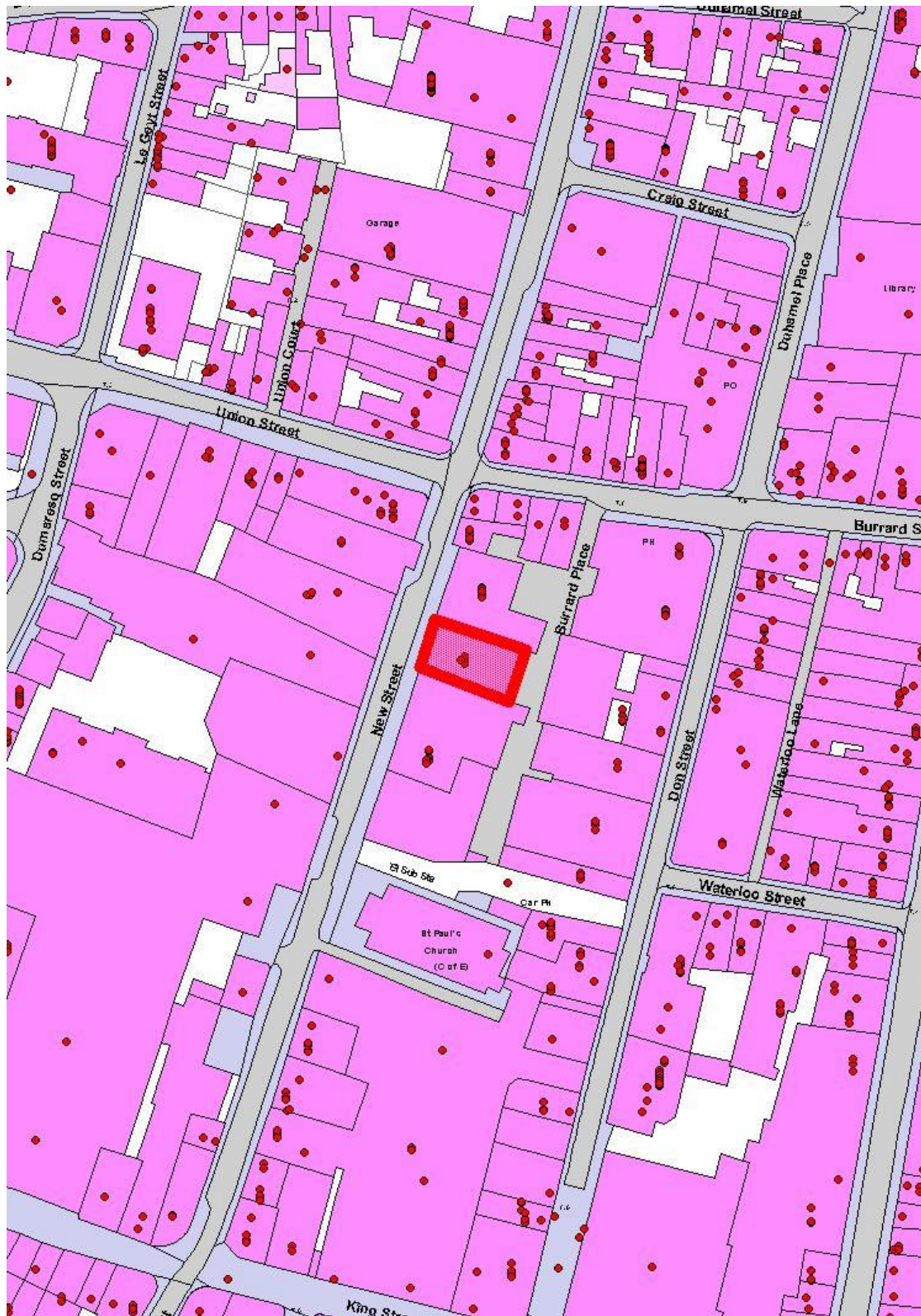
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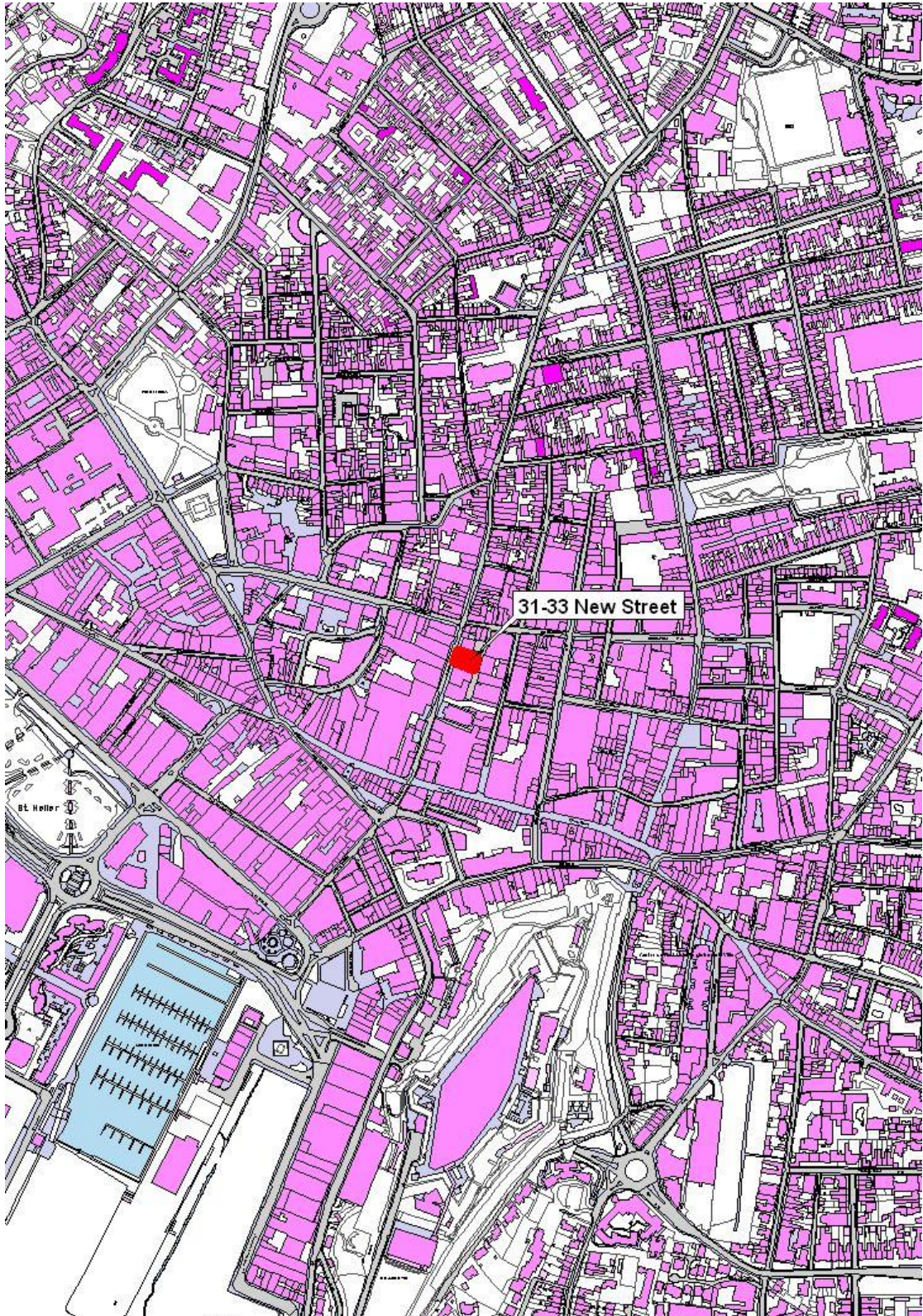
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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