

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY OFFICES SADLER HOUSE LA COLOMBERIE ST HELIER JERSEY



UP TO 28,487 SQ.FT. 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



SADLER HOUSE LA COLOMBERIE

LOCATION

The property occupies a prominent position within the Jersey's Central Business District, fronting both La Colomberie and Francis Street.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a purpose-built high specification office building benefitting from the following general amenities:

- Suspended ceilings with integral lighting
- Comfort cooling/comfort heating
- Double glazing
- Fully accessible raised floors
- Dual lift access to all floors
- Efficient open plan floor plates
- Male and female WC facilities per floor
- Excellent natural light
- Prominent corner position
- Roof terrace

ACCOMMODATION

The approximate Net Internal Area of the building is as follows:

Ground Floor	5,425 sq.ft.
First Floor	6,289 sq.ft.
Second Floor	6,196 sq.ft.
Third Floor	5,973 sq.ft.
Fourth Floor	<u>4,604</u> sq.ft.
Total	28,487 sq.ft.

SADLER HOUSE LA COLOMBERIE

PARKING

The building is located only 2 minutes' walk from Green Street multi-storey car park and close to Snow Hill car park.

FLOOR PLANS

We attach floor plans, both as currently fitted out and on a clear basis for reference purposes.

Test to fits for genuinely interested parties are available on request.

TENURE

The premises are available on a new 9 or 15 year lease based on fully repairing and insuring terms, subject to 3 yearly Open Market rent reviews.

OCCUPATION

Second Quarter 2025.

ASKING RENTAL

£28.50 per sq.ft.

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.

SADLER HOUSE LA COLOMBERIE

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb
or Reece Sarre**

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

Tel: 01534 888848

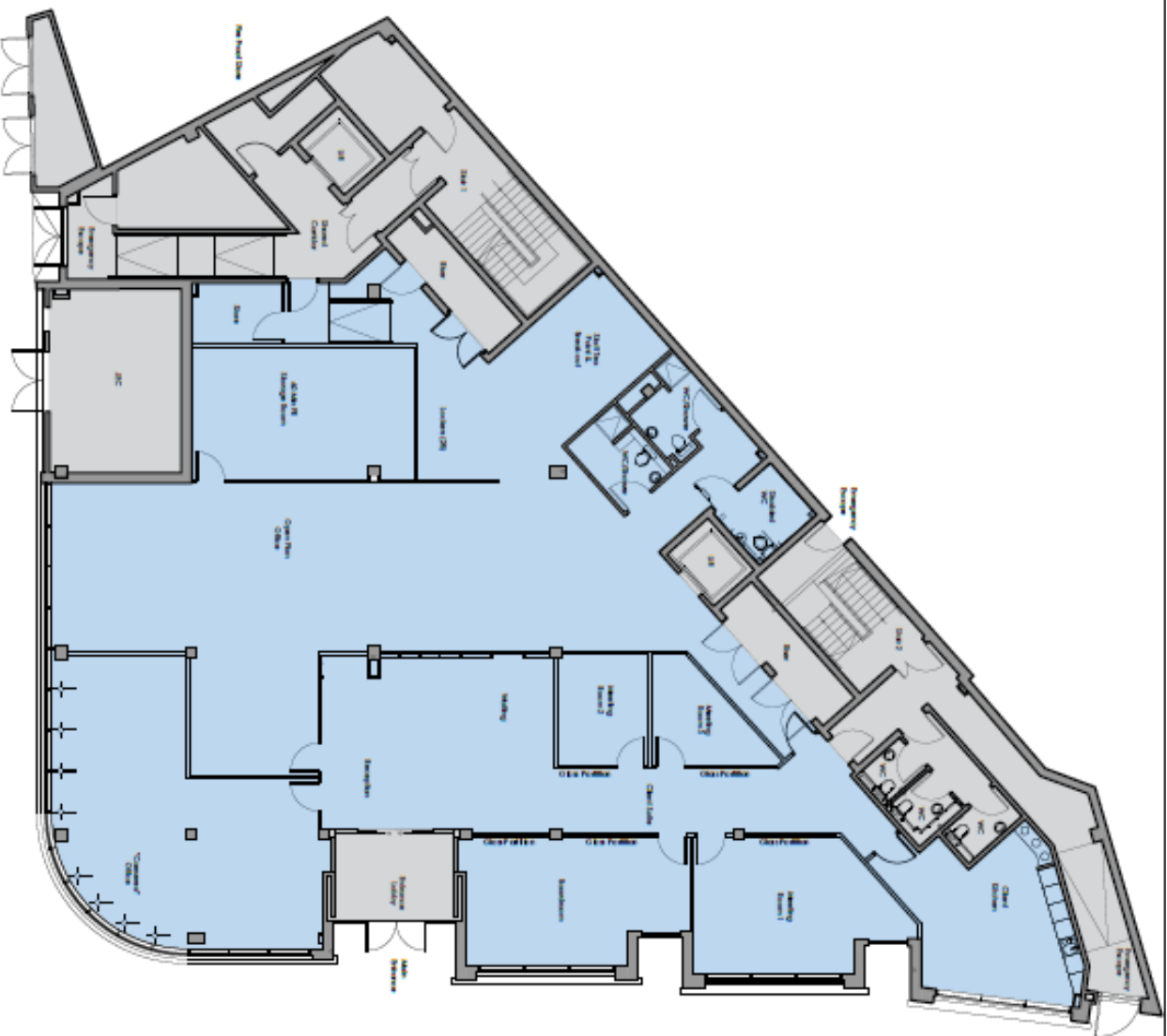
E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

LEGEND

- Common Areas
Area : 213M² / 2,487Ft²
- Demise Area
501M² / 5,393Ft²



AXIS MASON

LONDON GLASGOW JERSEY GDANSK DUBAI

Sadler House, Phillis Street
St. Helier, Jersey, JE2 4SW
01534 870137 WWW.AXISMASON.COM

Scale @ A4: 1:250 Date: MAY 2024

Project Co-ordinator: DK Issue Status: INFORMATION

Job No: 4249 Drawing No: 900 Revision: 11

Client: Sadler House Ltd.

Project: Sadler House
50 La Colombe
St Helier Jersey

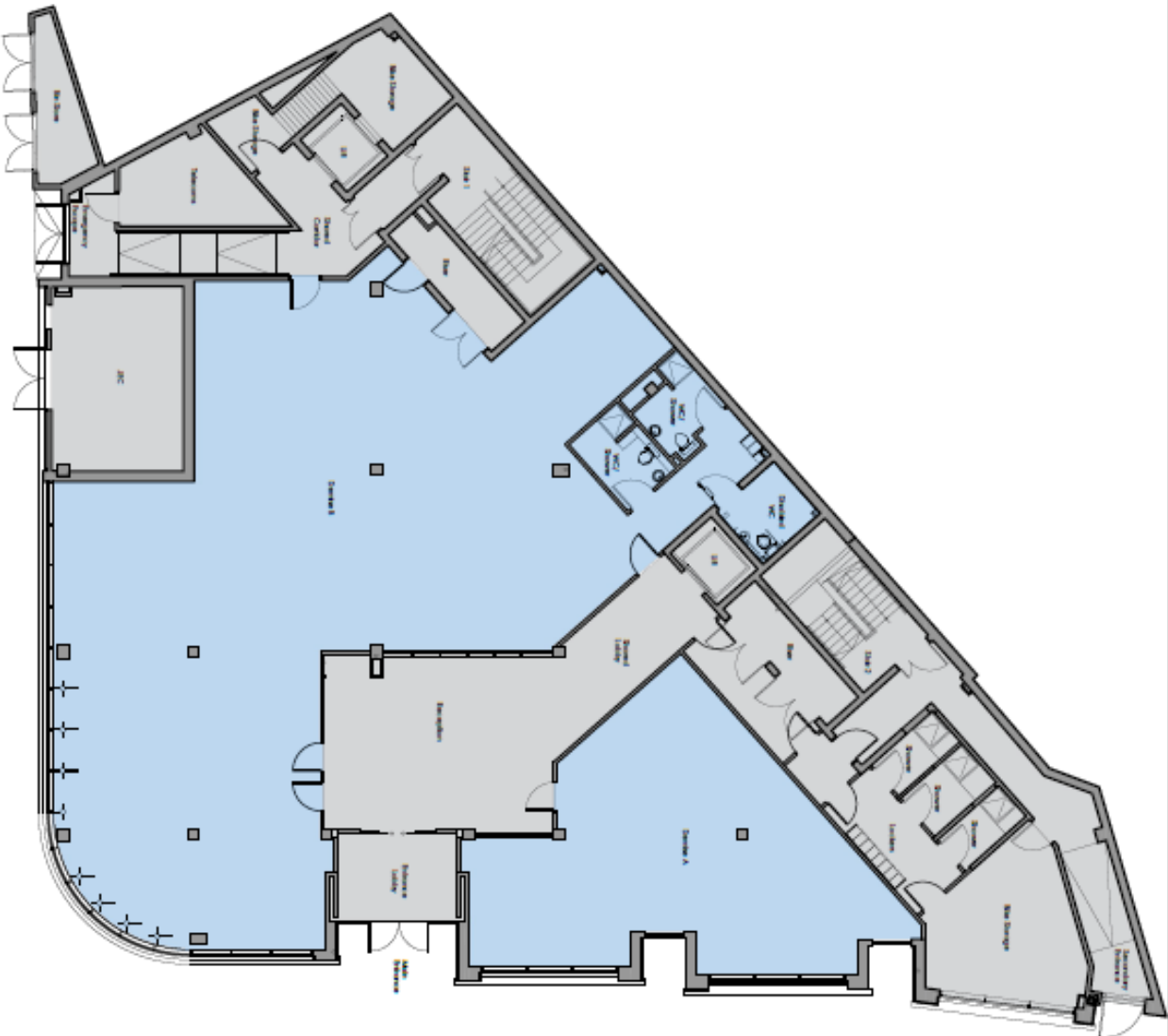
Drawing Title: Ground Floor
Existing Demise Marketing Plan

Rev	Description	Drawn	Check	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES
Figured dimensions only are to be taken from the drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.
The drawing must be used in conjunction with all other documents related to the project, including but not limited to, the contract, specifications, and any other documents.
All drawings are to be made in conjunction with the design team and the client, and any changes must be agreed in writing before being implemented.
The drawing must not be copied or reproduced in any form without the prior written permission of Axis Mason Ltd.
© Copyright Axis Mason Ltd

LEGEND

- Common Areas
Area: 319M² / 3,424Ft²
- Demise A
91M² / 980Ft²
- Demise B
303M² / 3,265Ft²



Somerville House, Pillbox Street
St. Helier, Jersey, JE2 4SW
01534 870 137 WWW.AXISMASON.COM

AXIS MASON

LONDON GLASGOW JERSEY GOANSK DUBAI

Scale @ A4: 1:250 Date: MAY 2024

Project: 50 LA Colombe
Co-ordinator: St Helier Jersey
Issue: INFORMATION
Status:

Job No: 4249 Drawing No: 9100 Revision: 11

Drawing Title: Ground Floor Option B
Proposed Demise Marketing Plan

Client: Sadler House Ltd.

Project: Sadler House
50 LA Colombe
St Helier Jersey

Rev	Description	Dwn	Cxd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

NOTES

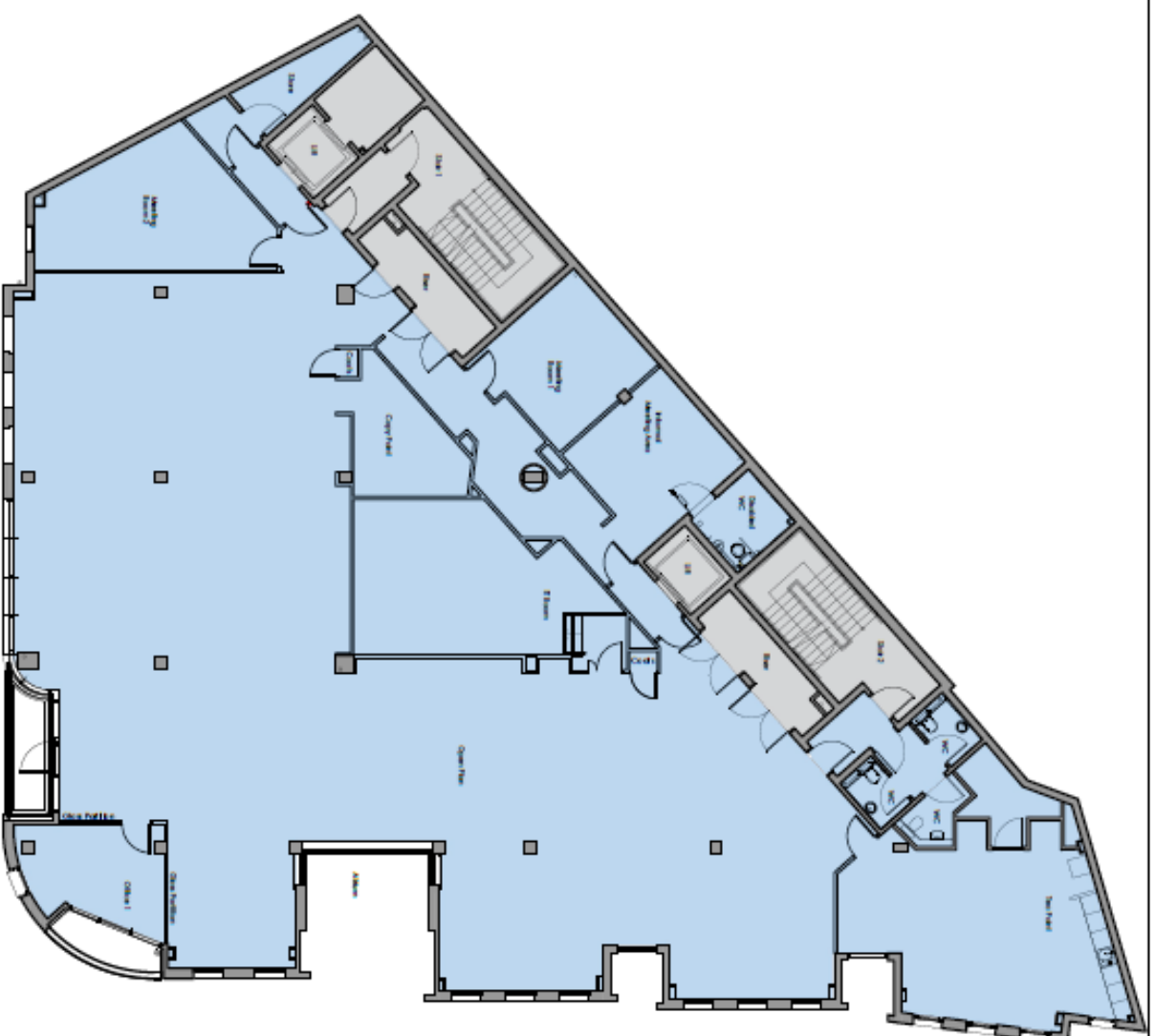
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If it is found, upon construction, that the drawing is not in accordance with the actual construction, the drawing shall be amended to show the actual construction.

All drawings are to be made in conjunction with relevant drawings from other disciplines. In the case of discrepancies, the drawing shall be amended to show the actual construction.

This drawing must not be copied, in whole or in part, without the prior written permission of Axis Mason Ltd.

©Copyright Axis Mason Ltd

- | Common Areas |
|---|
| Area: 81M ² / 872 FT ² |
| Dentist Area |
| Area: 615M ² / 6,620 FT ² |



Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

formed drawings. Any one is to be taken from this drawing. All drawings are to be checked on this before any work is put in hand. It is, in itself, *not* a contribution.

The drawing must be used in conjunction with all other materials about drawings, including and specifically:

- All drawings as they are in conjunction with relevant drawings for the construction of the case of investigation, *not* a contribution.

The drawing must not be copied in whole or in part without the prior written permission of Aes Memon Ltd.

© Copyright Aes Memon Ltd

Client	Sadler House Ltd.
--------	-------------------

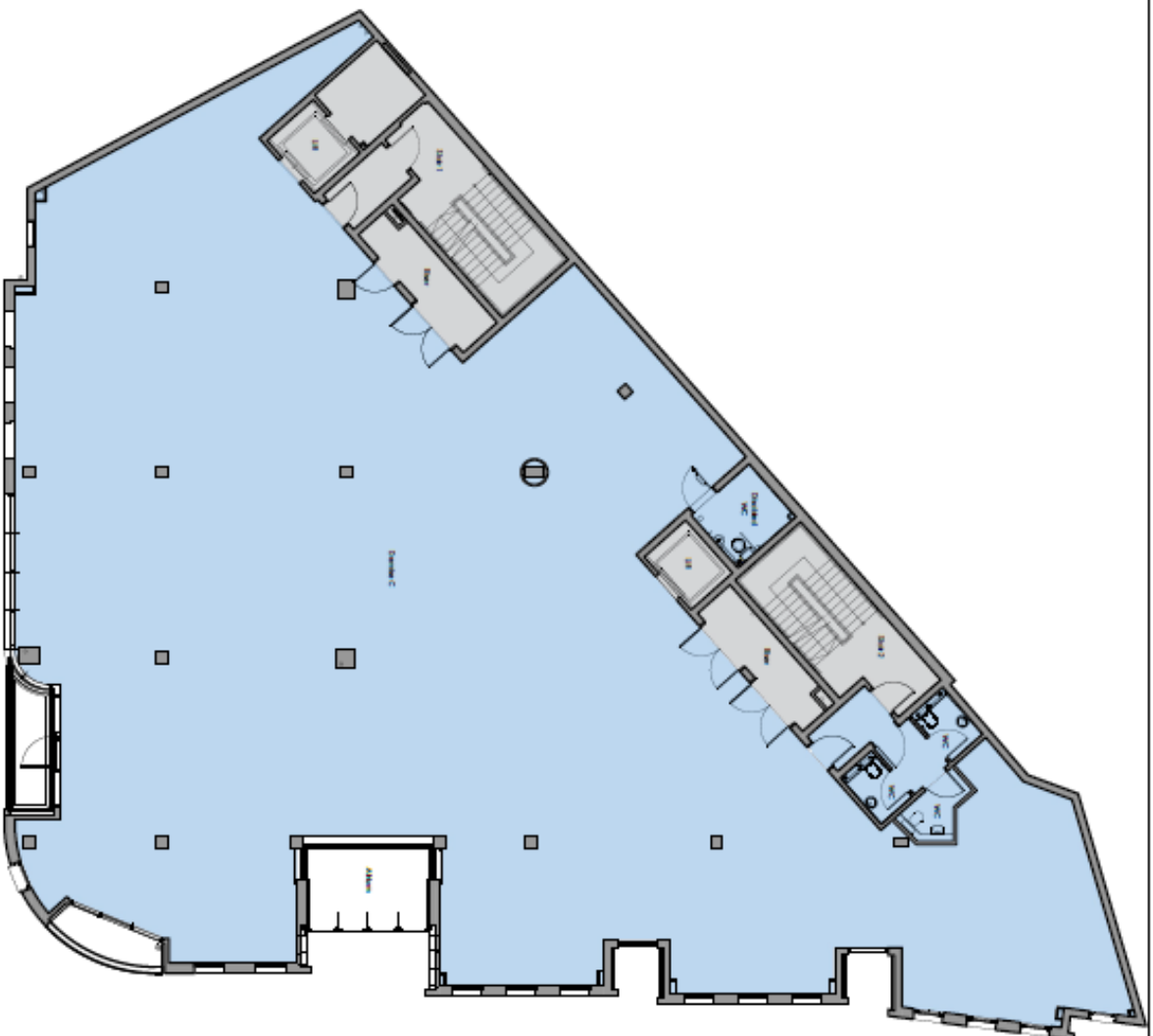
Project:	Sadler House 50 La Colombe St Helier Jersey
----------	---

Drawing Title:	First Floor Existing Demise Marketing Plan
----------------	---

AXIS MASON
Somerville House, Phillips Street
81, Holey, Jersey, JE2 4JW
01534 870 137 WWW.AXISMASON.COM

Scale @ A4:	1:250	Date:	MAY 2024
Project Co-ordinator:	DK	Issue Status:	INFORMATION

Job No:	Drawing No:	Revision:
4249	901	11



LEGEND	
	Common Areas
	Demise C

Area : 81M² / 872.4Ft²
Area : 615M² / 6,620Ft²

Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

Client	Sadler House Ltd.
--------	-------------------

Project	Sadler House 50 La Colombe St Helier Jersey
---------	---

Drawing Title	First Floor Proposed Demise Marking Plan
---------------	---

AXIS MASON	
LONDON	GLA8 6GW
JERSEY	GDAN 8K
OURBAN	

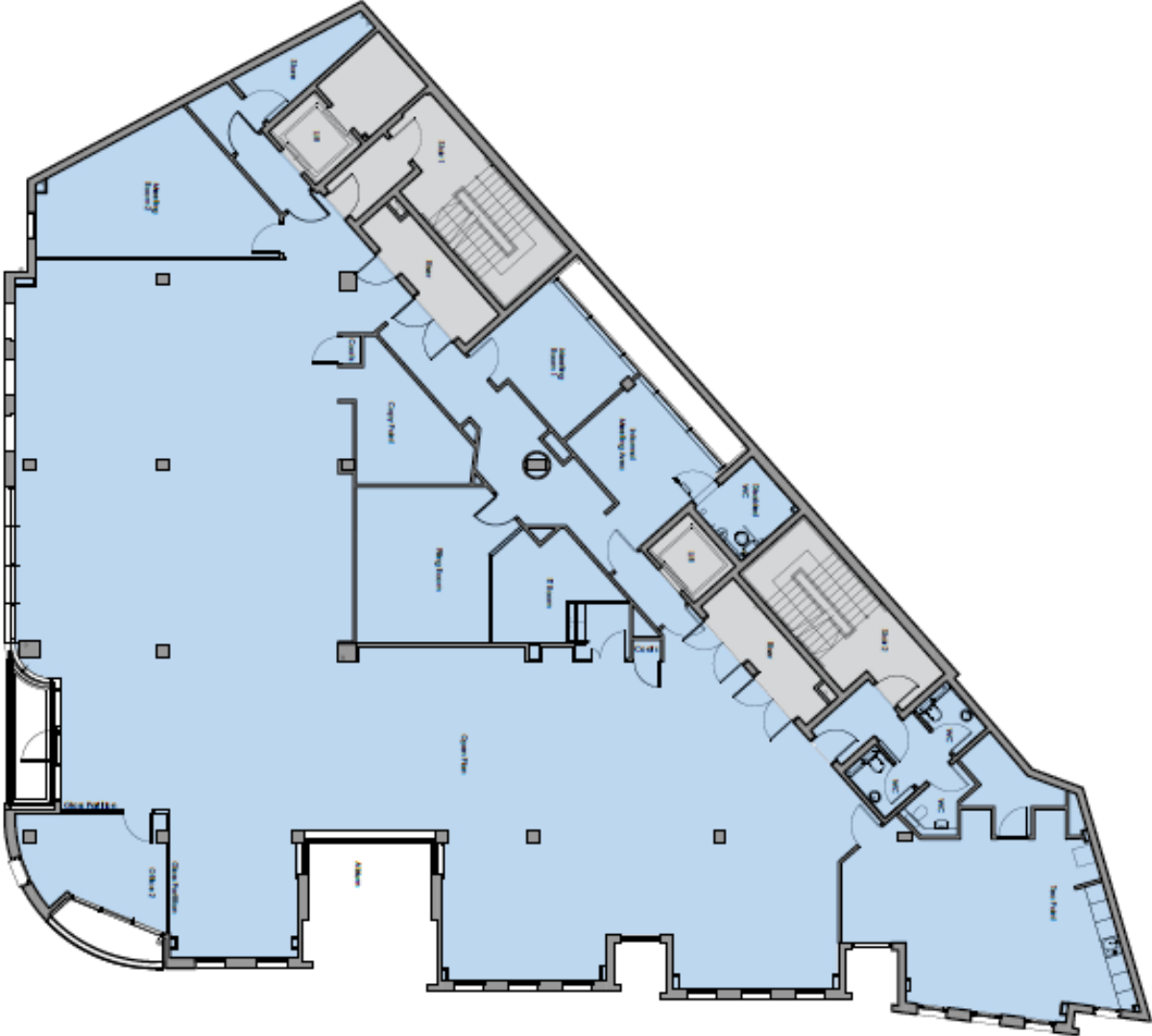
Scale @ A4:	1:250	Date:	MAY 2024
Project	DK	Issue	INFORMATION
Co-ordinator:		Status:	

Job No:	4249	Drawing No:	911	Revision:	11
---------	------	-------------	-----	-----------	----

NOTES
Typical dimensions only will be taken from the drawing. All dimensions will be checked or will include any work stipulated in the drawing and be used in construction.
The drawing should be used in conjunction with all other architectural drawings, specifications and specifications.
All drawings are to be used in conjunction with relevant drawings from other contractors. In the case of inconsistency, the drawing shall be used in conjunction with the drawing from the contractor.
The drawing shall not be copied or used in part without the prior written permission of Axis Mason Ltd.
Copyright Axis Mason Ltd

LEGEND

- Common Areas
Area : 81M² / 872 Pft
- Demise Area
Area : 606M² / 6,528 Pft



NOTES

1. All dimensions are to be taken from the center line of the wall unless otherwise stated.

2. The drawing must be used in conjunction with all other architectural drawings, specifications, and schedules.

3. All dimensions are to be taken in conjunction with the drawing and not from other drawings. In the case of discrepancy, the drawing must be used.

4. The drawing must not be copied, reproduced, or used in any way without the prior written permission of Axis Mason Ltd.

Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

Client: Sadler House Ltd.

Project: Sadler House
50 La Colombe
St Helier Jersey

Drawing Title: Second Floor
Existing Demise Maintaining Plan

AXIS MASON

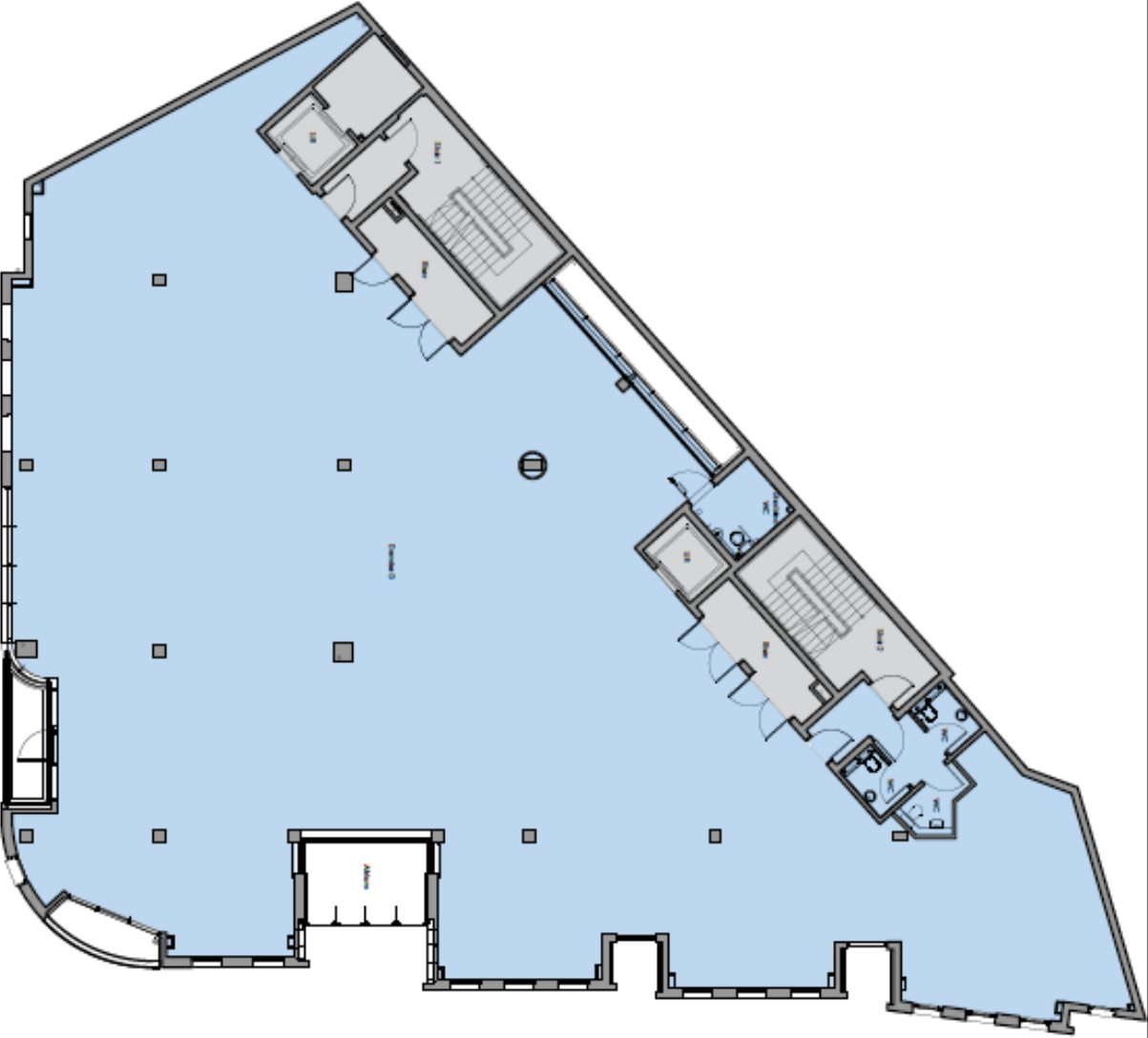
LONDON GLASGOW JERSEY DUBLIN

Sommeville House, Phillips Street
St Helier, Jersey, JE2 4BW
01534 870 137 WWW.AXISMASON.COM

Scale @ A1: 1:250 Date: MAY 2024

Project Co-ordinator: DK Issue Status: INFORMATION

Job No: 4249 Drawing No: 902 Revision: 11



LEGEND

- Common Areas
Area : 81M² / 872FP
- Demise D
Area : 605M² / 6,523FP

Rev	Description	Drawn	Checked	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

Client:	Sadler House Ltd.
Project:	Sadler House 50 La Colombe St Helier Jersey
Drawing Title:	Second Floor Proposed Demise Marketing Plan

AXIS MASON			
LONDON GLASGOW JERSEY DUBLIN			
Somerville House, Philip Street St Helier, Jersey, JE1 4BN 01534 870 137 WWW.AXISMASON.COM			
Scale @ A4:	1:250	Date:	MAY 2024
Project	DK	Issue	INFORMATION
Co-ordinator:		Status:	
Job No:	4249	Drawing No:	912
		Revision:	11

NOTES

Figured dimensions only are to be taken from the drawings. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

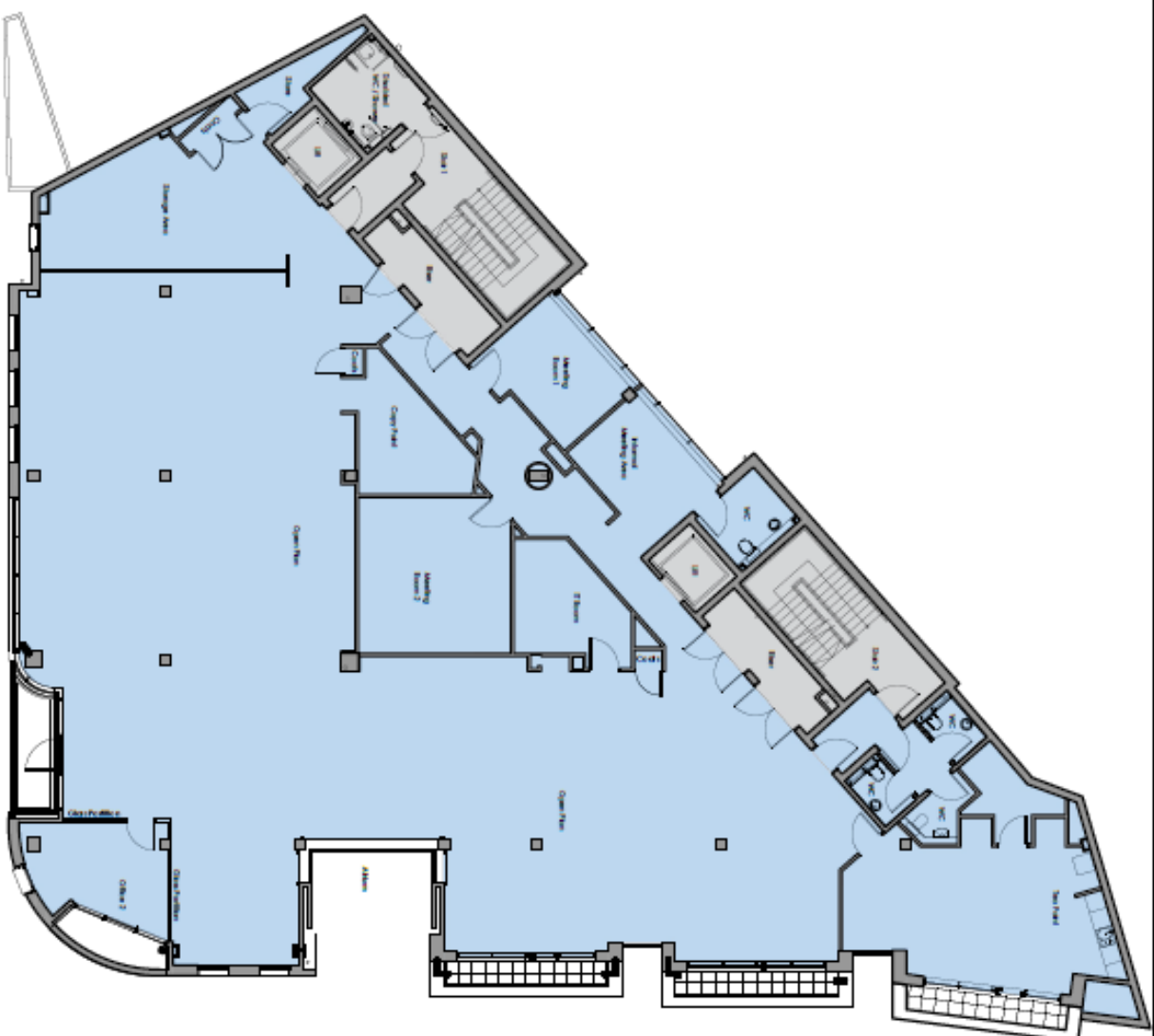
The drawings must be used in conjunction with all other architectural details, drawings, schedules and specifications.

All drawings are to be used in conjunction with relevant drawings from other disciplines in the case of interdisciplinary coordination.

The drawings must be kept up to date and in part without the prior written permission of Axis Mason Ltd.

Copyright Axis Mason Ltd

- | | |
|---|--|
|  | Common Areas |
|  | Area : 82M ² / 883Ft ² |
|  | Denise Area |
|  | Area : 590M ² / 6.35Ft ² |



Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

Client	Sadler House Ltd.
--------	-------------------

Project:	Sadler House 50 La Colombe St Helier Jersey
----------	---

Drawing Title:	Third Floor Existing Demise Marketing Plan
----------------	---

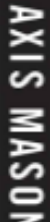
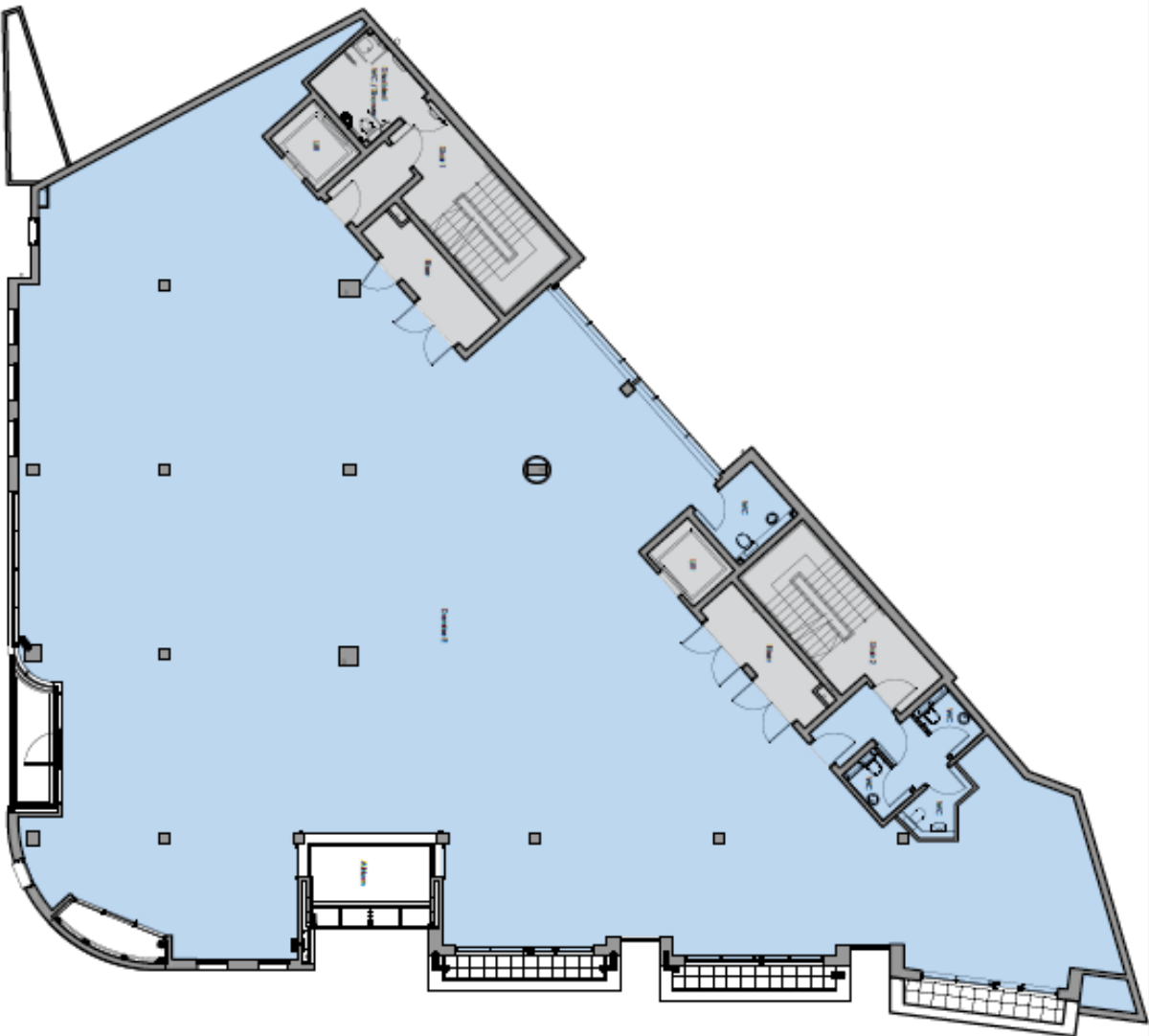
		Bonhill House, Phillips Street St. Helier, Jersey, JE1 4SW 01534 670137 WWW.AXISMASON.CO.UK	
LONDON GLASGOW JERSEY GDAŃSK DUBLIN			
Scale @ A4: 1:250	Date: MAY 2024		
Project Co-ordinator: DK	Issue Status: INFORMATION		
JGD No: 4249	Drawing No: 903	Revision: 11	

Figure 2 illustrates that the α and β components of the driving force are calculated from the driving force distribution as shown in Figure 1. The driving force is then checked for any values that are not in the range of 0 to 1. If there are, the driving force is set to 0 or 1 as appropriate. The driving force is then used to calculate the driving force components, α and β , as shown in Figure 2. The driving force components are then used to calculate the driving force components, α and β , as shown in Figure 2. The driving force components are then used to calculate the driving force components, α and β , as shown in Figure 2.

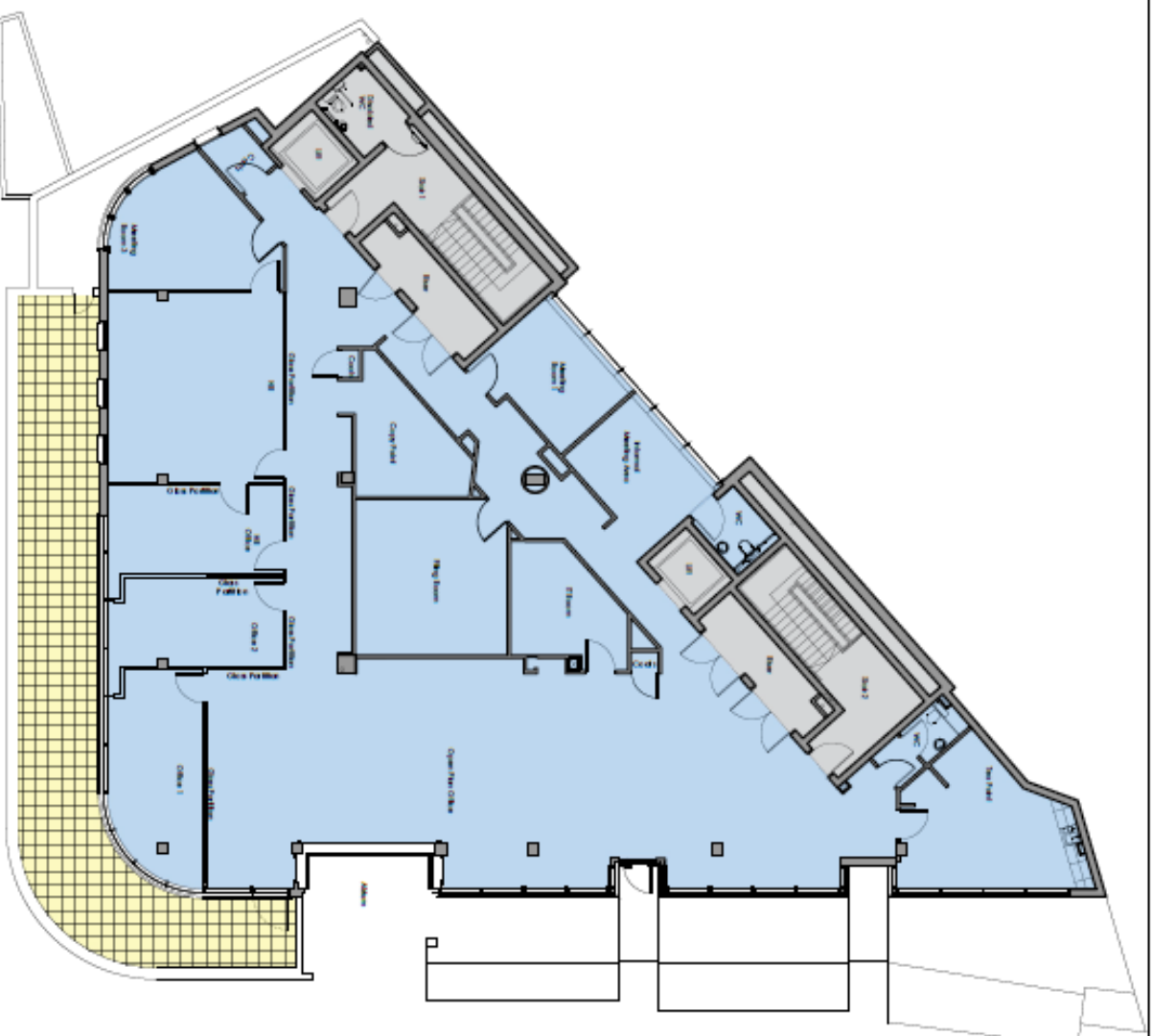


LEGEND	
	Common Areas
	Area : 822M² / 8839F²
	Demised E
	Area : 590M² / 6,351F²



NOTES				
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, consult architect. This drawing must be used in conjunction with all other architectural drawings, including and specifications. All drawings are to be used in conjunction with relevant drawings from other contractors. In the case of a discrepancy, the drawing must not be copied or used in part without the prior written permission of Axis Mason Ltd. © Copyright Axis Mason Ltd				
Rev	Description	Dwn	Ctd	Date

- | Common Areas | Area: 85M ² / 915F ² |
|--------------|---|
| Demise Area | Area: 434M ² / 4,671F ² |



Rev	Description	Dwn	Ckd	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

2014	01/01/2014
------	------------

Project | Sadler House

50 La Colombe
St Helier Jersey

Drawing Title: Fourth Floor

Existing Demise Marketing Plan

AXIS MASON

LONDON GLASGOW JERSEY GDANSK DURBAN

Scale @ A4:	1:250	Date:	MAY 2024
-------------	-------	-------	----------

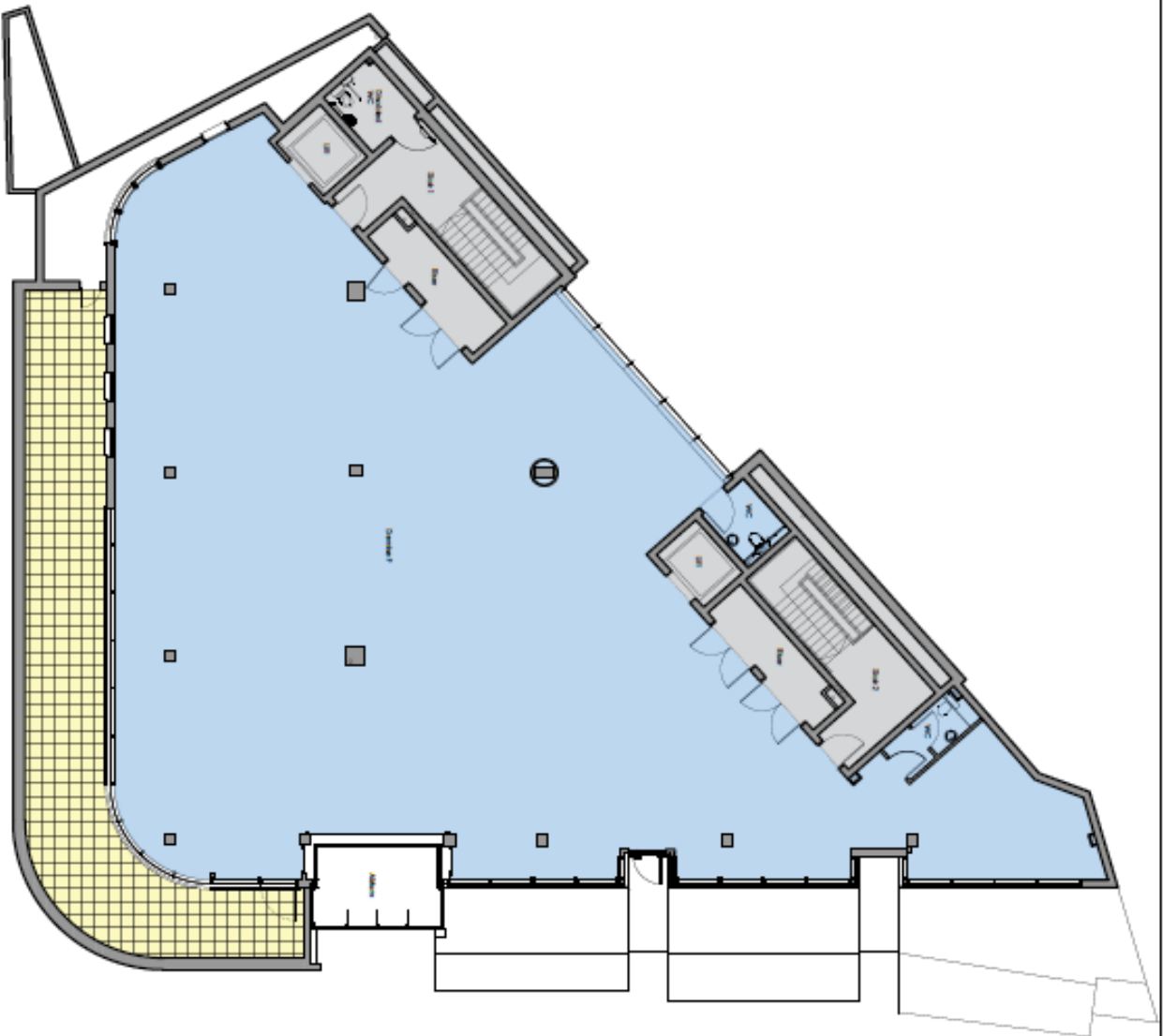
Project Co-ordinator:	DK	Issue Status:	INFORMATION
-----------------------	----	---------------	-------------

Job No:	Drawing No:	Revision:
---------	-------------	-----------

9767	9767
------	------

Figured dimensions only are to be taken from the drawing. All dimensions are to be checked and all actions are to be put in hand. In short, use common sense. The drawing must be used in conjunction with all other documents and drawings, including and specifications. All drawings are to be used in conjunction with relevant drawings from other standards in the same nomenclature, same configuration. The drawing must be copied in whole or in part without the prior written permission of Asea Brown Ltd.

© Copyright 2010 Pearson Education, Inc.



LEGEND

- Common Areas
Area: 85M² / 915F²
- Demise F
Area: 434M² / 4,671F²
- Roof Terrace
Area: 69M² / 743F²

Rev	Description	Drawn	Checked	Date
11	ISSUE FOR INFORMATION	NM	DK	22/05/24

Client: Sadler House Ltd.

Project: Sadler House
50 La Colombe
St Helier Jersey

Drawing Title: Fourth Floor
Proposed Demise Marketing Plan

AXIS MASON

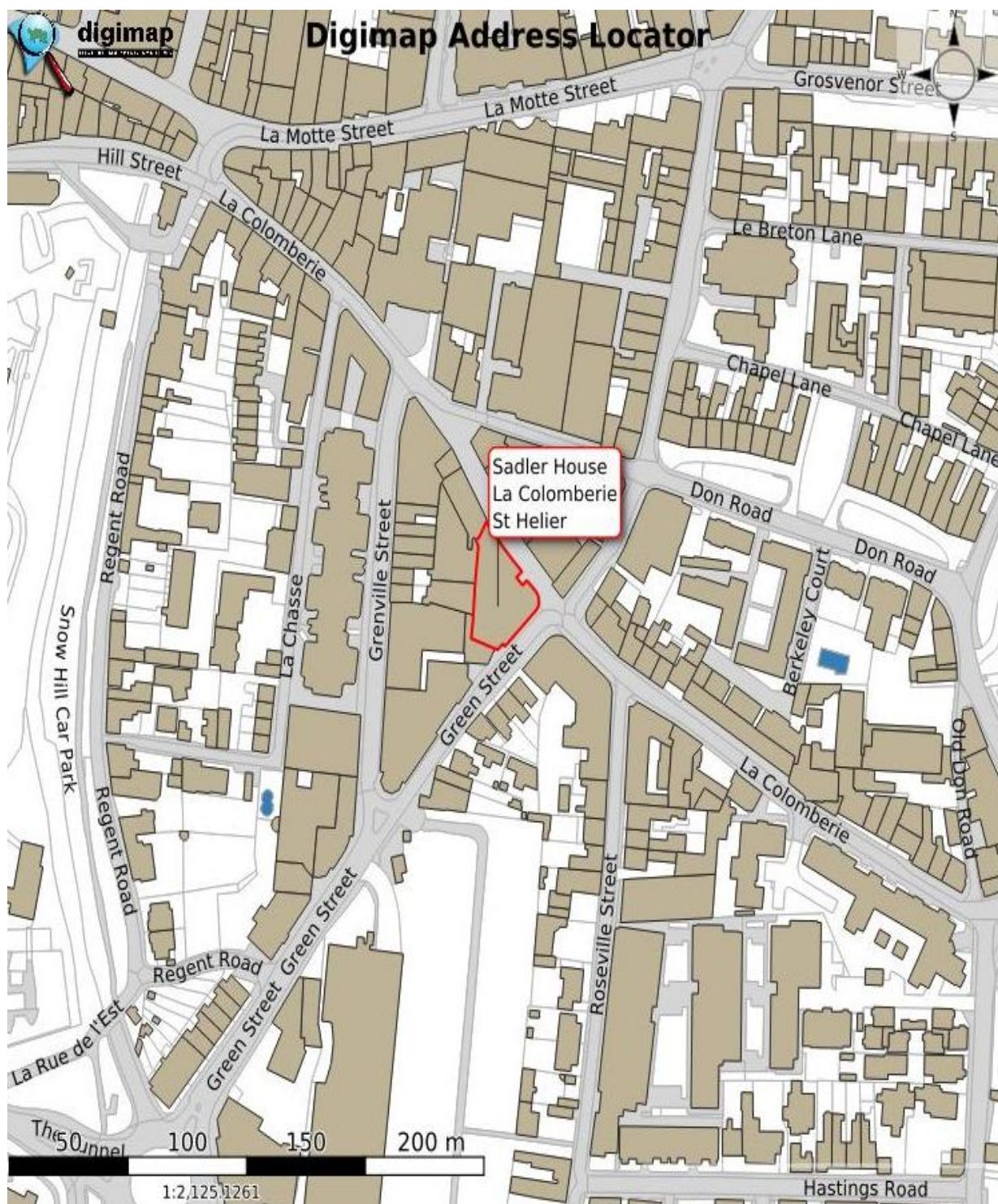
Somerville House, Priory Street
St Helier, Jersey, JE2 4BN
01534 870137 WWW.AXISMASON.COM

Scale @ A4: 1:250 Date: MAY 2024

Project Co-ordinator: DK Issue Status: INFORMATION

Job No: 4249 Drawing No: 914 Revision: 11

SADLER HOUSE LA COLOMBERIE



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

SADLER HOUSE LA COLOMBERIE



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

SADLER HOUSE LA COLOMBERIE



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

SADLER HOUSE LA COLOMBERIE



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