

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

GOOD QUALITY OFFICES PART FOURTH FLOOR ST PAULS GATE 22-24 NEW STREET ST HELIER JERSEY



APPROXIMATELY 2,500 SQ.FT.

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



**The Property
Ombudsman**

ST PAULS GATE ST HELIER

LOCATION

The property is located on New Street in the heart of Jersey's Central Business District.

Neighbouring occupiers include Bedell Cristin, Ocorian, Summit Group, Vencap, and Baccata Trust.

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

DESCRIPTION

The premises form part of the fourth floor and offer efficient open plan style accommodation with two private meeting rooms.

Having recently been refurbished, the premises provide high-quality office accommodation in turnkey condition.

The specification includes:

- Suspended ceiling
- Integral LED lighting
- Air conditioning
- Fully accessible raised flooring
- Double glazing
- Kitchen
- Carpeting throughout
- Double lift access to all floors
- WC facilities
- Excellent natural light provision
- Concierge ground floor reception

ST PAULS GATE ST HELIER

ACCOMMODATION

The available space extends to an approximate Net Internal Area of 2,580 sq.ft.

We attach a floor plan as currently fitted out.

TENURE

The premises are currently held on an EFRI sub-lease (with a pro-rated service charge) which is due to expire on 31 August 2034, however, there is a lessee only break clause on 31 August 2028. Rent reviews are annually on a fixed basis, with the next review being due on 1 September 2027 to £27.50 per sq.ft.

The premises are available by way of a co-terminus sub-sub-lease on similar terms to the sub-lease.

RENTAL

Asking £26.75 per sq.ft.

OCCUPATION

On completion of legal documentation.

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 both the Sub-lessor and Head-lessor. The Sub-sub-lessee will be required to produce the usual Due Diligence information.

ST PAULS GATE ST HELIER

VIEWING

By contacting the Sub-lessor's sole agent:

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

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

Tel: 01534 888848

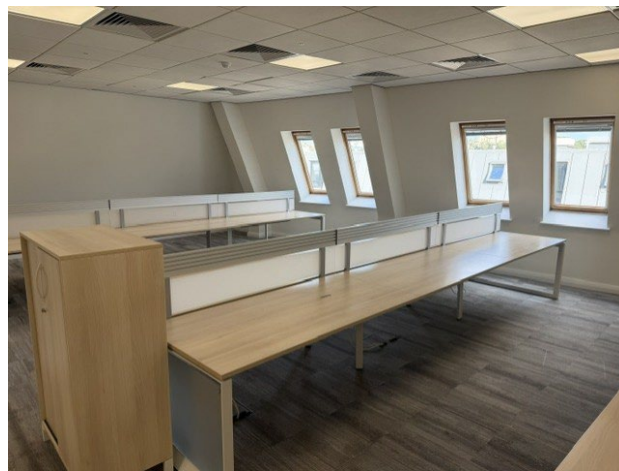
Fax: 01534 888849

E-mail: property@sarreandco.com

Website: www.sarreandco.com

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

ST PAULS GATE ST HELIER

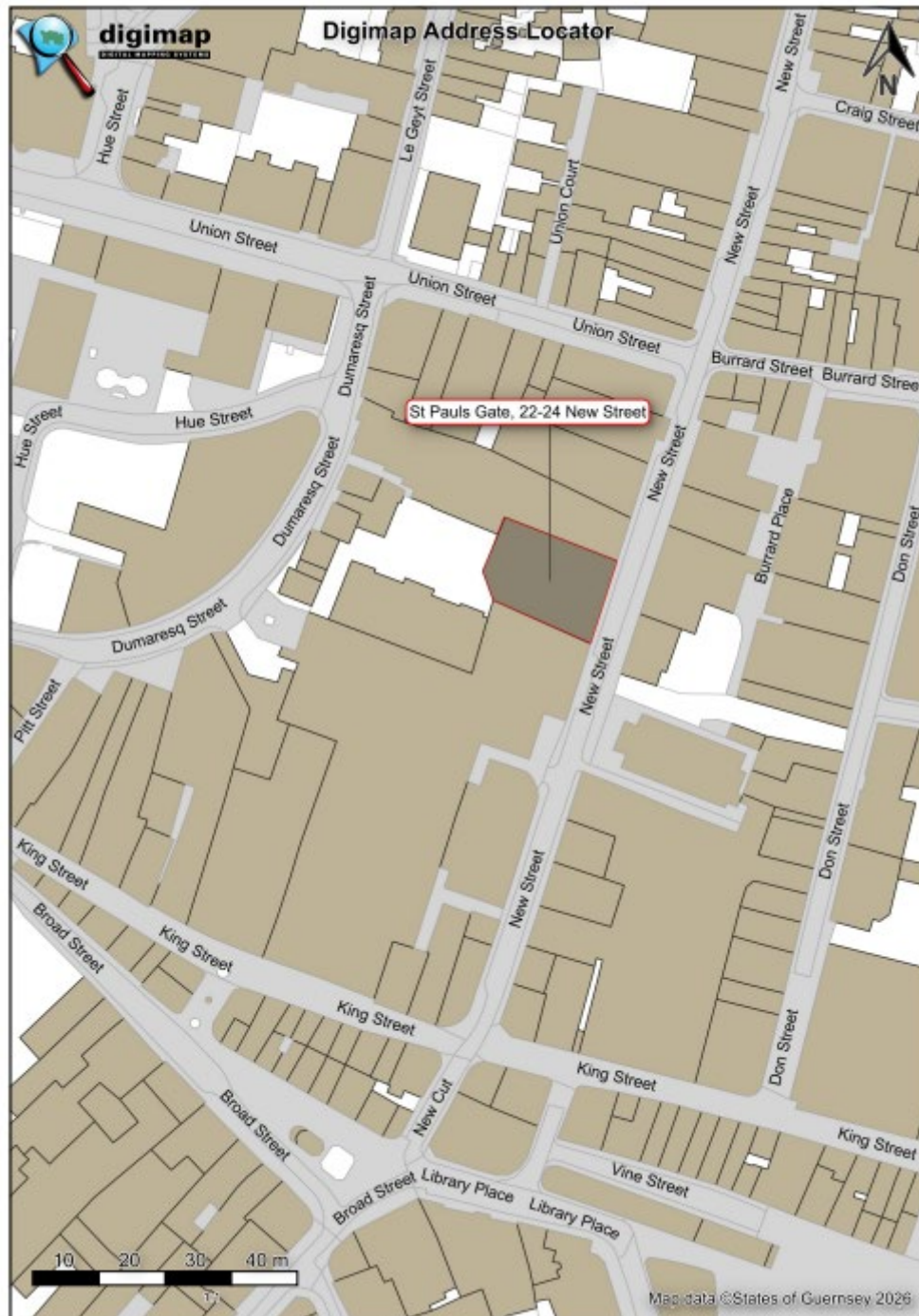


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