Commercial Property
Offices To Let

Sarre & Company
CHARTERED SURVEYORS

QUALITY NICHE OFFICE
UNIT 8B SPECTRUM
GLOUCESTER STREET
ST HELIER



TO LET

1,098 SQ.FT.
WITH 1 CAR SPACE

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

Unit 8b Spectrum, Gloucester Street, St Helier, Jersey

LOCATION

The unit forms part of the Spectrum development, located on the Eastern side of Gloucester Street, mid-way between the junction with The Parade and Seaton Place.

The development benefits from being on a few minutes walk from the centre of St Helier and is close to the various St Helier Marinas and Harbours, Patriotic Street multi-storey car park, the Prime office area, the Waterfront leisure scheme and opposite the General Hospital.

This area of St Helier has seen dramatic regeneration, with the completion of numerous office developments on the Esplanade.

We attach a location plan for ease of reference.



Walkway through Spectrum

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Unit 8b Spectrum, Gloucester Street, St Helier, Jersey

DESCRIPTION

The Spectrum development is one of the largest private sector developments to have been undertaken in Jersey, comprising a mixture of ground floor commercial office units with separate residential accommodation above.

The surrounding pedestrian walkways are finished to a high standard incorporating Jersey granite and marble, linking the units with Gloucester Street and Seaton Place.

Internally, the office is purpose built to a high specification providing efficient accommodation, and benefitting from the following amenities:

- Suspended ceilings
- VAV air handling units
- Integral fluorescent lighting
- Painted and plastered walls
- Double glazing
- A 4/6-person meeting room
- Cloakroom facilities
- Kitchenette facilities

ACCOMMODATION

The approximate Net Internal Area of the unit is 1,098 sq.ft.

PARKING

There is one basement parking space within the current Lease.

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Unit 8b Spectrum, Gloucester Street, St Helier, Jersey

TENURE

Unit 8b is let to N D Holdings Limited, on a 9 year effectively fully repairing and insuring lease commencing on 01 July 2023, expiring on 30 June 2032 with a Tenant only break clause on 30 June 2029, subject to 6 months' written notice.

The Lessee, is not responsible however, for replacing the air handling units if they fail and become uneconomic to repair. The rent is to be reviewed every three years in line with JCOL but capped to a maximum increase of 10% over the proceeding three years.

PASSING RENTAL

£27,445.77 per annum

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

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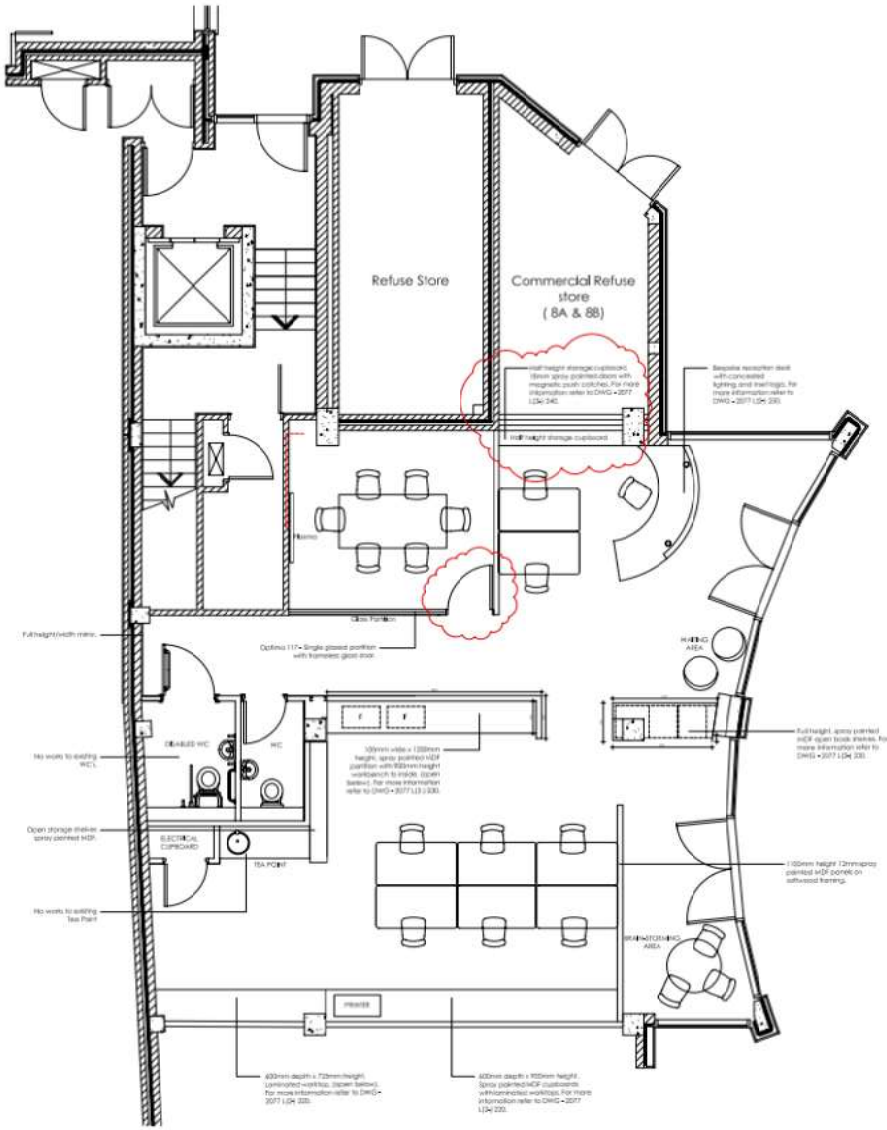
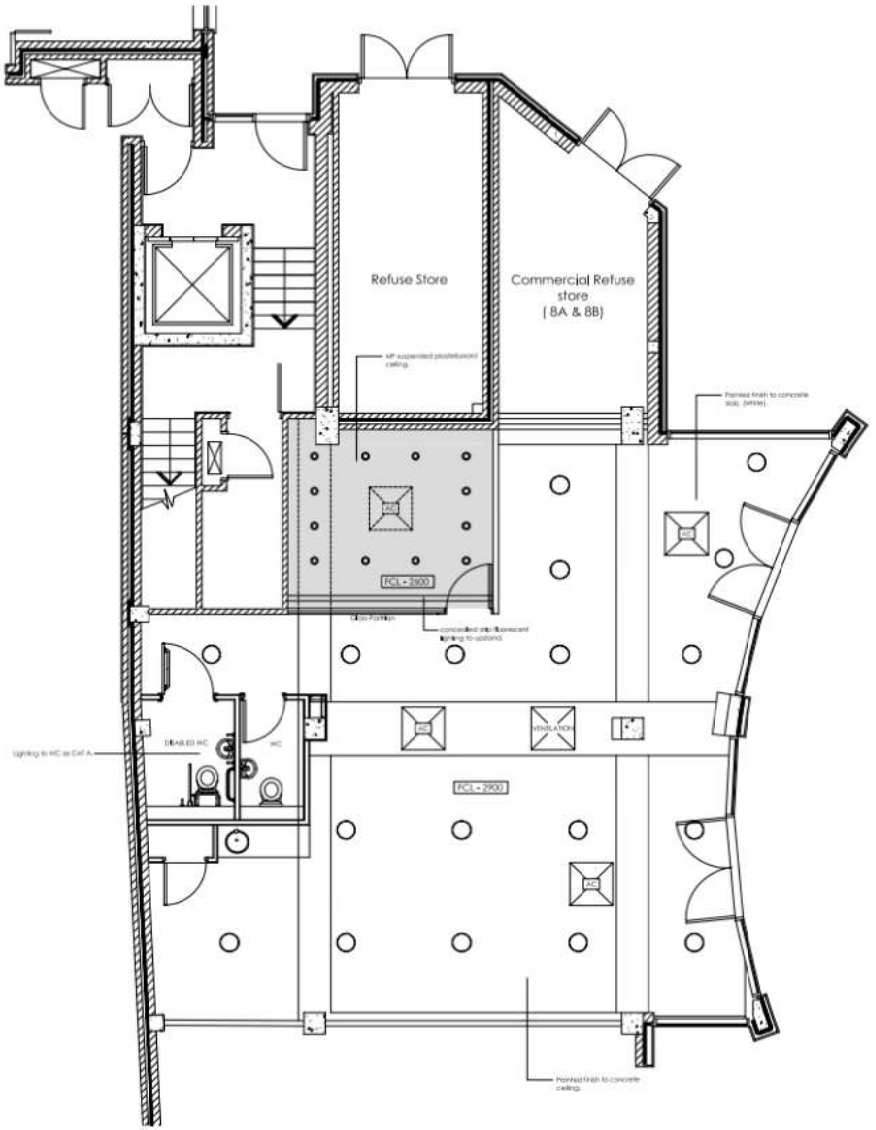
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



PROPOSED GA @ 1:50



PROPOSED RCP LAYOUT @ 1:50

Job No.	Type.	Dwg No.	Rev
2077	L(2-)	200	C2

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, ask.

This drawing must be read in conjunction with all other architects detail drawings, schedules and specifications.

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Rev.	Description	Date
C2	Alteration to Meeting Room & Storage wall.	05.08.09

MF SUSPENDED PLASTERBOARD CEILING

RMC-2000 FINISHED CEILING LEVEL

THORN GLAZER OR SIMILAR AND APPROVED

VENTILATION (HEAT RECOVERY)

AIR CONDITIONING UNIT

COMPACT FLUORESCENT SEMI-WEIGHT

[Interiors] am

REEDS WHARF - 33 HILL STREET
LONDON SE1 2AR
T 020 7231 5558
E am-interiors@amtmason.com

3 MULCASTER STREET-ST HELIER
JERSEY JE2 3NL
T 01534 870137
E am-interiors@amtmason.com

CENTRAL CHAMBERS-109 HOPE STREET
GLASGOW-G2 6LL
T 0141 221 6234
E am-interiors@headsign.co.uk

Client
SIDE ON

Client Ref.

Project
UNIT 8B, SPECTRUM
ST. HELIER,
JERSEY.

Drawing Title
PROPOSED GA & RCP.

Scale 1:50@A1	Date JUNE '09
Drawn MN	Checked MC
Issue Status CONSTRUCTION	

Electronic Path

Job No.	Type.	Dwg No.	Rev
2077	L(2-)	200	C2

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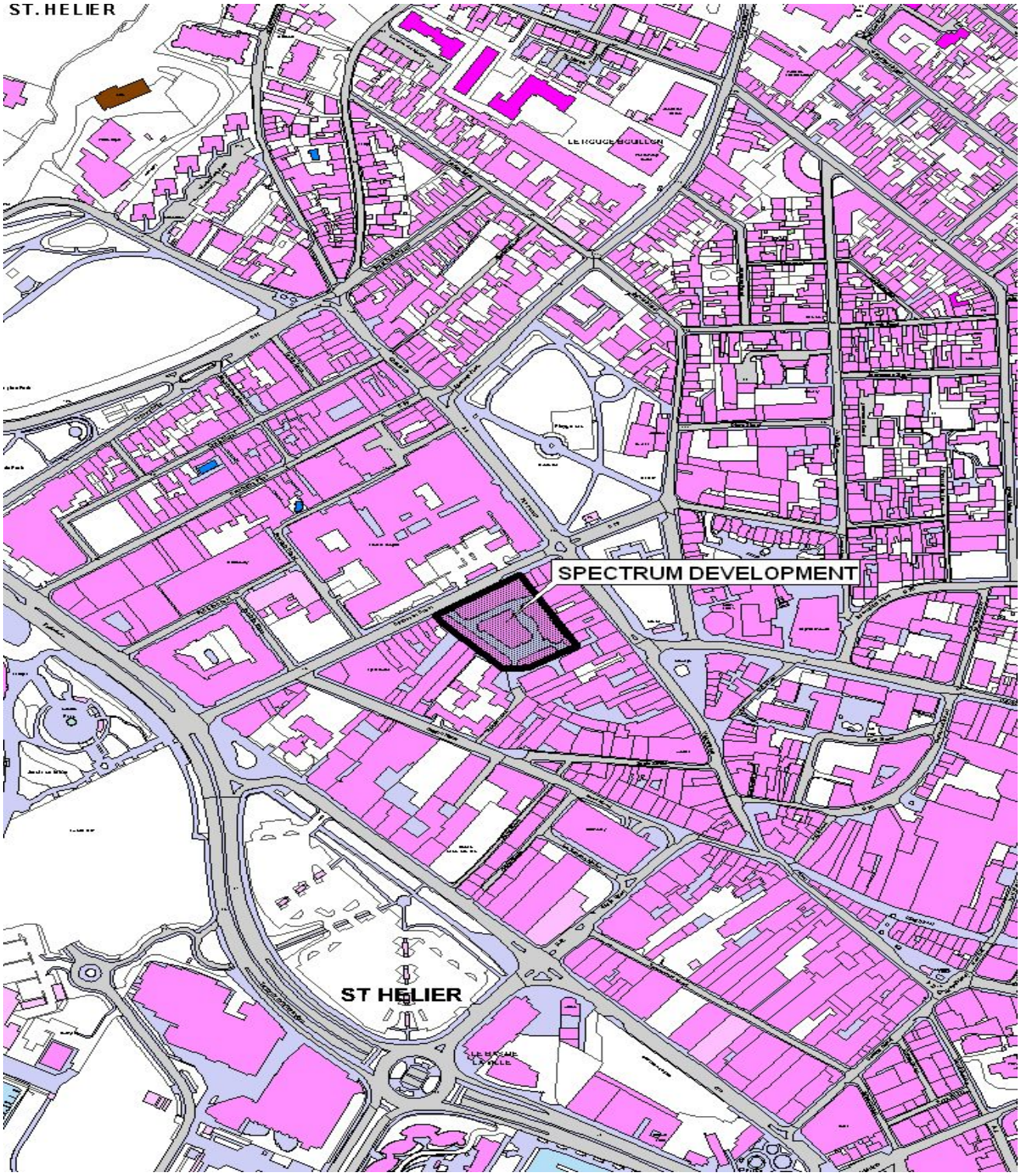

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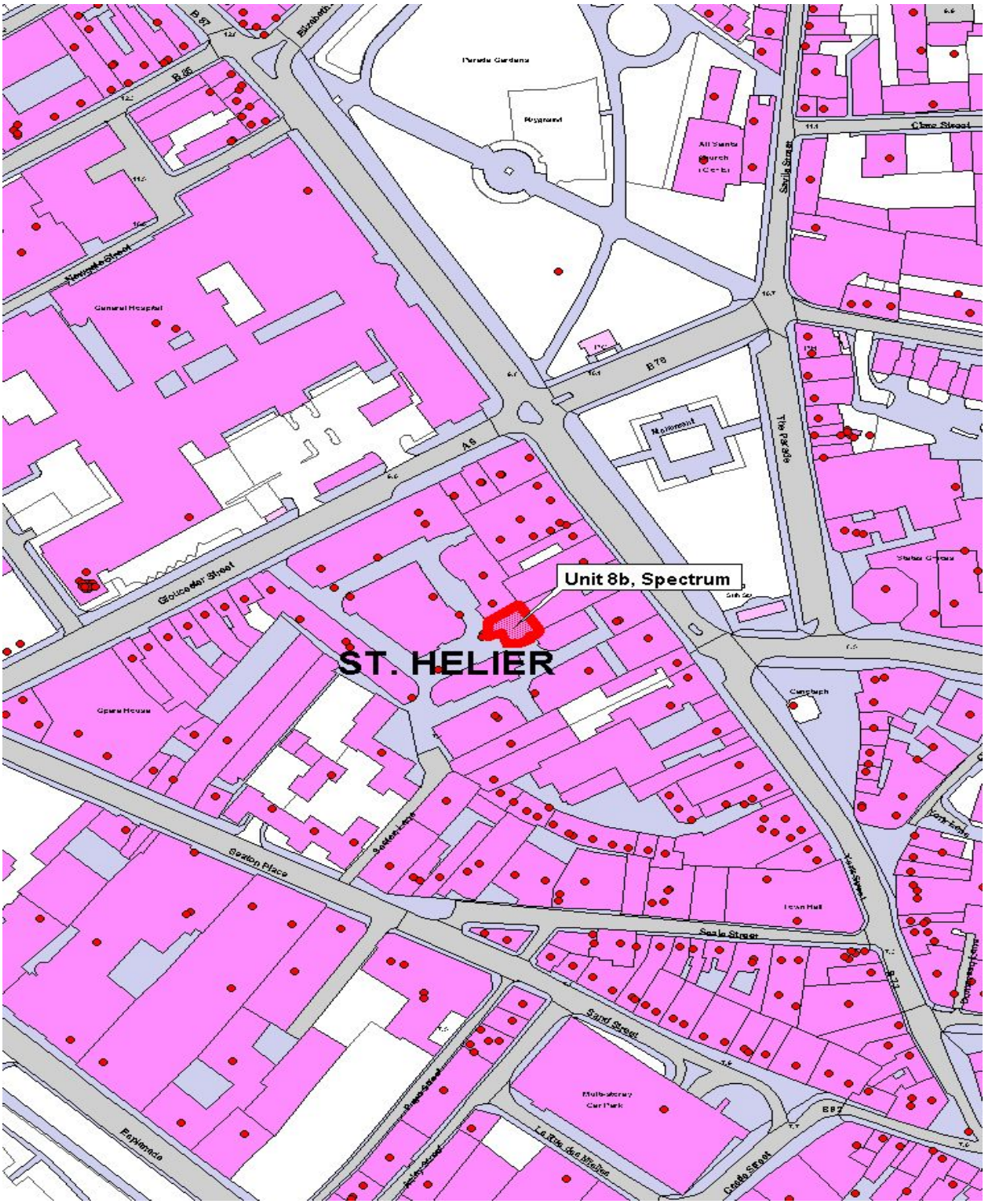

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