

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY OFFICE BUILDING TOP FLOOR 40 DON STREET ST HELIER JERSEY



**2,660 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](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 40 DON STREET ST HELIER

## **LOCATION**

The property is located in the heart of St Helier's financial business district, within close proximity to the primary pedestrianised retailing streets of King Street and Queen Street, the town centre multi-storey car parks and the traditional business and finance centre of the St Helier.

More specifically, the property occupies a prominent corner position fronting Don Street, Waterloo Street and Waterloo Lane with the primary entrance from Don Street itself.

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

## **DESCRIPTION**

The property is a self-contained purpose-built office building benefiting from excellent natural light provision, having natural light on 3 sides. The available space is the entirety of the 3<sup>rd</sup> floor.

Being a purpose-built office building the property benefits from the following specification:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Painted and plastered walls;
- Double glazing;
- Carpeted throughout;
- Fully accessible raised floors;
- Excellent natural light (3 sides);
- Lift access to all floors;
- Kitchenette facilities;
- Male & female WC facilities;

We attach a floor plan for reference purposes.

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## ACCOMMODATION

The offices extend to the following approximate areas;

Third Floor	Offices	2,435 sq.ft.
	Eaves	207 sq.ft.
	Ancillary	18 sq.ft.
<b>Total</b>		<b>2,660 sq.ft.</b>

## TENURE

The premises are currently held on a fully repairing and insuring style lease to terminate on 24 December 2025 and are subject to three yearly Open Market rent reviews, with the next review being due on 12 July 2019 and three yearly thereafter.

## RENTAL

£23 per sq.ft.

## OCCUPATION

Immediately on completion of legal formalities.

## INCENTIVES

Market incentives will be available for either the assignment of the overriding contract lease or indeed sub-tenancy positions, on a floor by floor or multiple floor basis.

# 40 DON STREET ST HELIER

## TEST TO FITS

Initial test to fits are available for interested parties at no cost.

## LEGAL COSTS/COVENANT STRENGTH

Each party to bear their own legal costs

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

## VIEWING

By contacting the vendor's agent:

**Alistair M Sarre BSc MRICS or Julian N Roffe FRICS MCI Arb**

**Sarre & Company  
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St Helier  
Jersey  
JE2 3QR**

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**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

Scale 1 : 100 on A3 Plot

FLOOR 3



Revisions:

- A. 04-05-12 Initial Outline Layout from Client Call session
- B. 04-05-12 Reception Floor Detail Layout
- C. 17-05-12 Measurement Survey undertaken of the 1st floor only and dimensions adopted for the 2nd floor and contained for the 2nd floor
- D. 18-05-12 Workstation 1st floor layout across all floors
- E. 18-07-12 Workstation 2nd floor layout
- F. 27-09-12 2nd floor layout modification to provide for 2nd floor reception area
- G. 02-11-12 Issue of Client Information Document to client and other interested parties
- H. 11-12-12 Issue of Client Information Document to client and other interested parties
- I. 11-12-12 Proposed Use of Existing Offices in Proposed new office building
- J. 11-01-13 Proposed Use of Existing Offices and other new office building
- K. 19-01-13 Proposed Use of Existing Offices and other new office building for Options in 1st floor

Notes:

Issue of Office, Admin and Filing layout to meet client instructed requirements. Latest instructions are to utilize as many existing offices as possible on all floors. Partitioning Contractor to work directly for Colina Crill and provide all advice regarding local Building Control requirements.



**Office Projects**  
 The Design Village  
 Les Caches Business Park  
 Les Caches  
 St Martin's  
 Guernsey  
 GY4 6PJ  
 Tel: 01481 234490  
 Fax: 01481 234491  
 E-Mail: Tonyveron@officeprojects.gg  
 bryantodd@officeprojects.gg

Client:

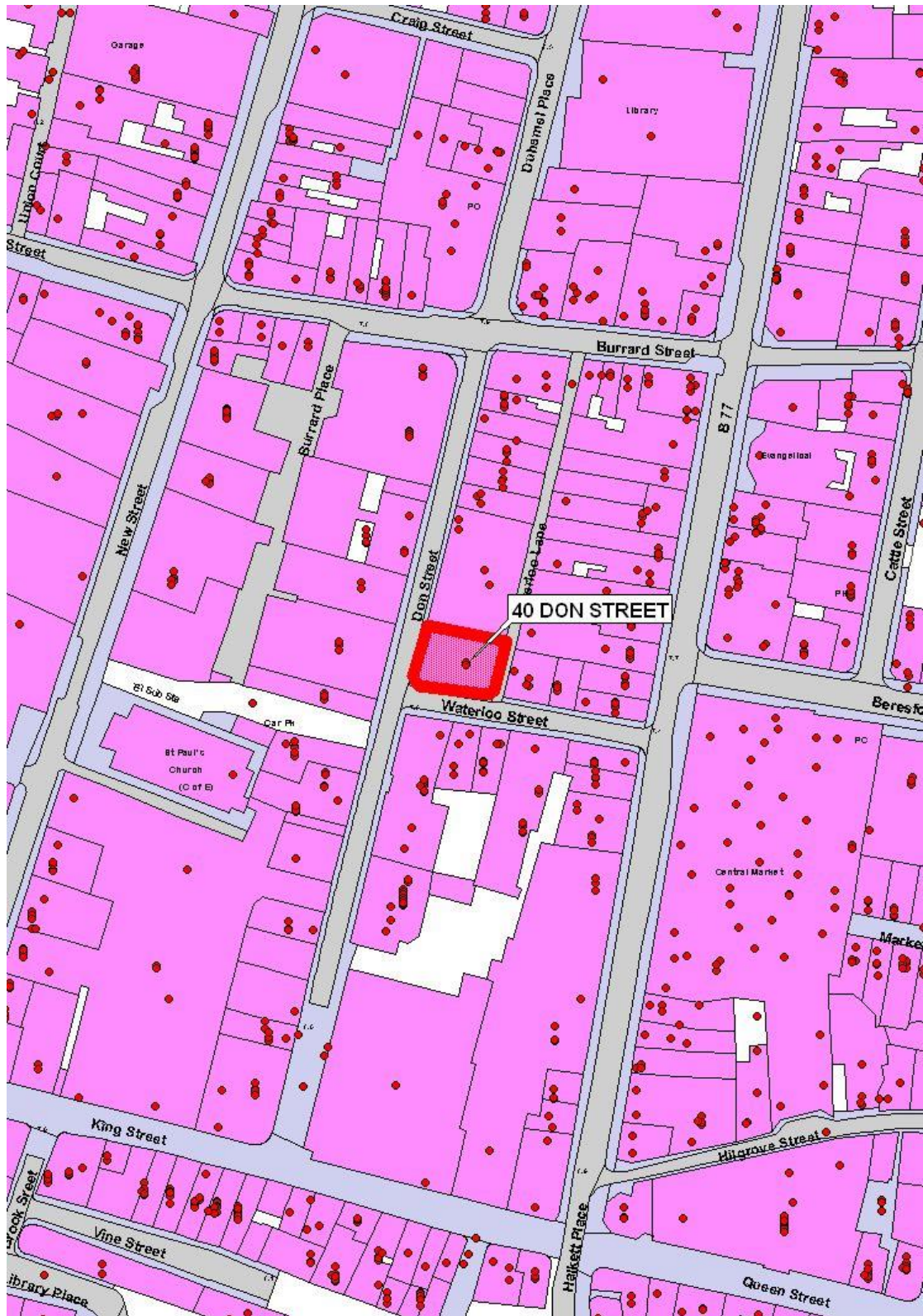
Colina Crill Jersey  
 Audium House  
 Don Street  
 St Helier  
 Jersey  
 JE1 4XD

Contacts:

James Roemer - Senior Partner  
 Mike Todd  
 Nicola Falconer  
 Tel: Guy - 01481 723191  
 Jay - 01534 601700

Drawing Name: 3rd Floor Feasibility  
 Drawn by: Tony Veron  
 Date: 4th May 2012  
 Scale: As Detailed on Plot  
 Drawing No: OP-CC12-05-03-11  
 Revision: K

# 40 DON STREET ST HELIER

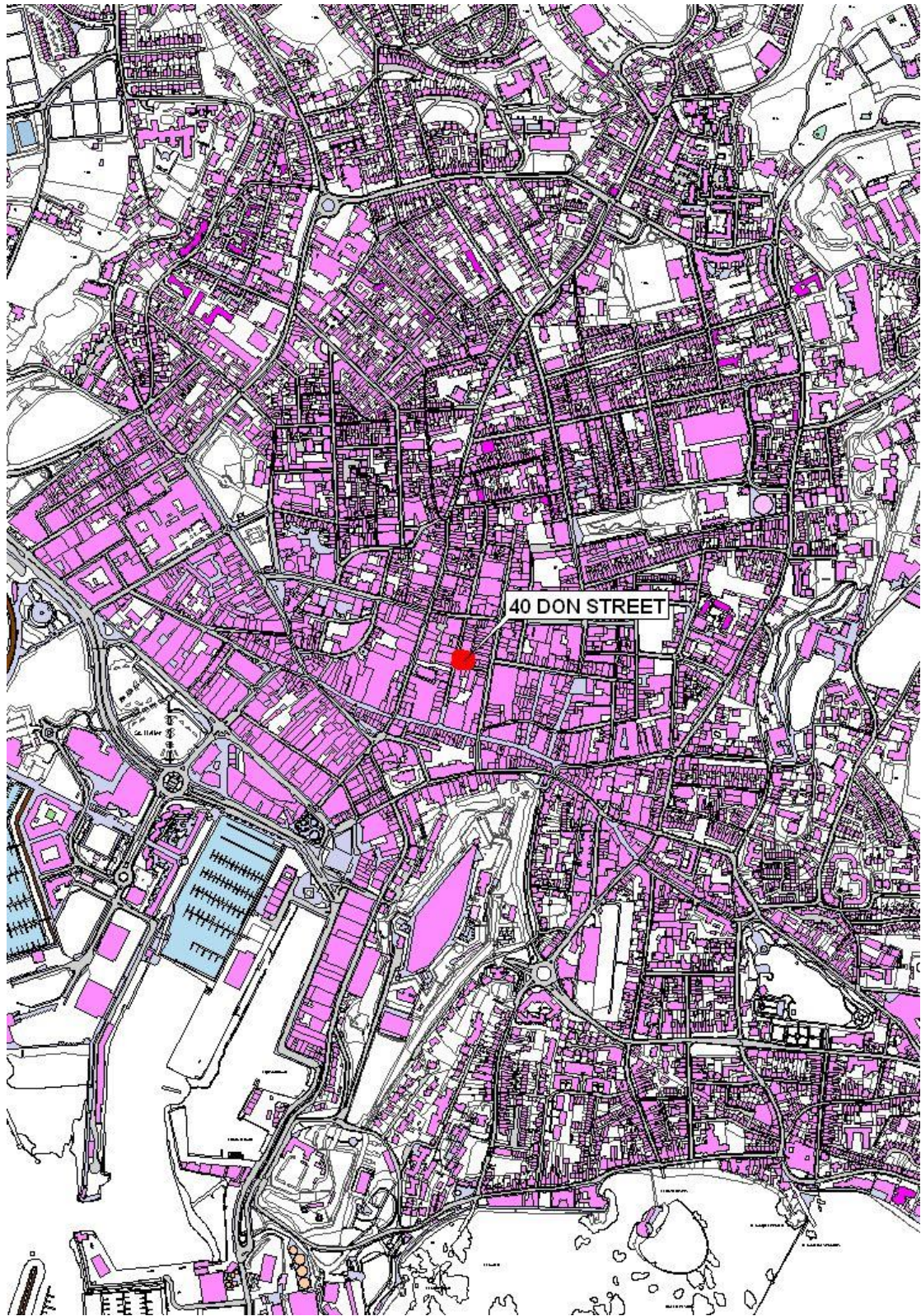


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