

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY OFFICES 29 BROAD STREET ST HELIER JERSEY



FIRST FLOOR OFFICE 745 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



29 Broad Street St Helier, Jersey

LOCATION

The property is located in the heart of St Helier's Central Business District and recognised Financial Centre. More specifically, the property is situated on the Southern Side of Broad Street, midway between the junctions with Charing Cross and Conway Street.

This particular location benefits from being within close proximity to all major clearing banks, and additionally, in close proximity to the principal pedestrianised retailing area of King Street.

We attach a location plan for ease of reference.

DESCRIPTION

The premises comprise a four storey purpose built office building, of concrete construction, with an architecturally attractive façade and dual entrances at ground floor.

The property is modern in design and the premises benefit from a high specification, including the following amenities.

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Perimeter trunking;
- WC facilities;
- Kitchenette facilities;
- Carpeting;
- Lift access to all floors.

ACCOMMODATION

The approximate net internal floor area is as follows:-

First Floor 745 sq.ft.

29 Broad Street St Helier, Jersey

TENURE

The premises are available on a new fully repairing and insuring lease for a duration of up to 9 years, by way of a service charge.

RENTAL

£18,500 per annum.

OCCUPATION

From 31 March 2022 or earlier by negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

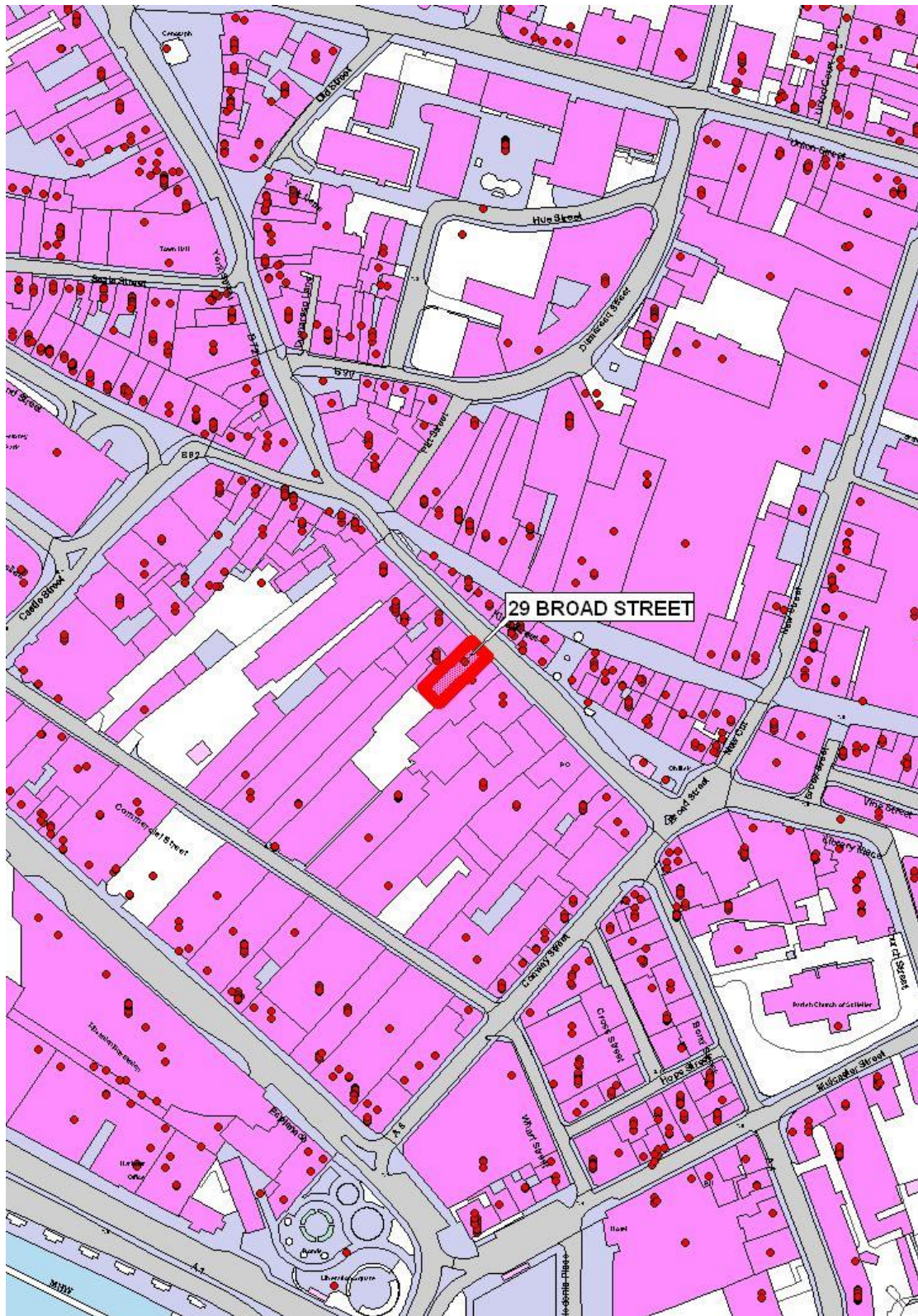
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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