

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY OFFICES 29 BROAD STREET ST HELIER JERSEY



**FIRST FLOOR OFFICE – 745 SQ.FT.  
SECOND FLOOR OFFICE – 754 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)



# 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 precinct 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 areas are as follows:-

First Floor	745 sq.ft.
Second Floor	<u>754 sq.ft.</u>
	<b>1,499 sq.ft.</b>

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## TENURE

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

## RENTAL

First Floor	£18,000 pa
Second Floor	£18,250 pa

## OCCUPATION

On completion of legal formalities.

## 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,**

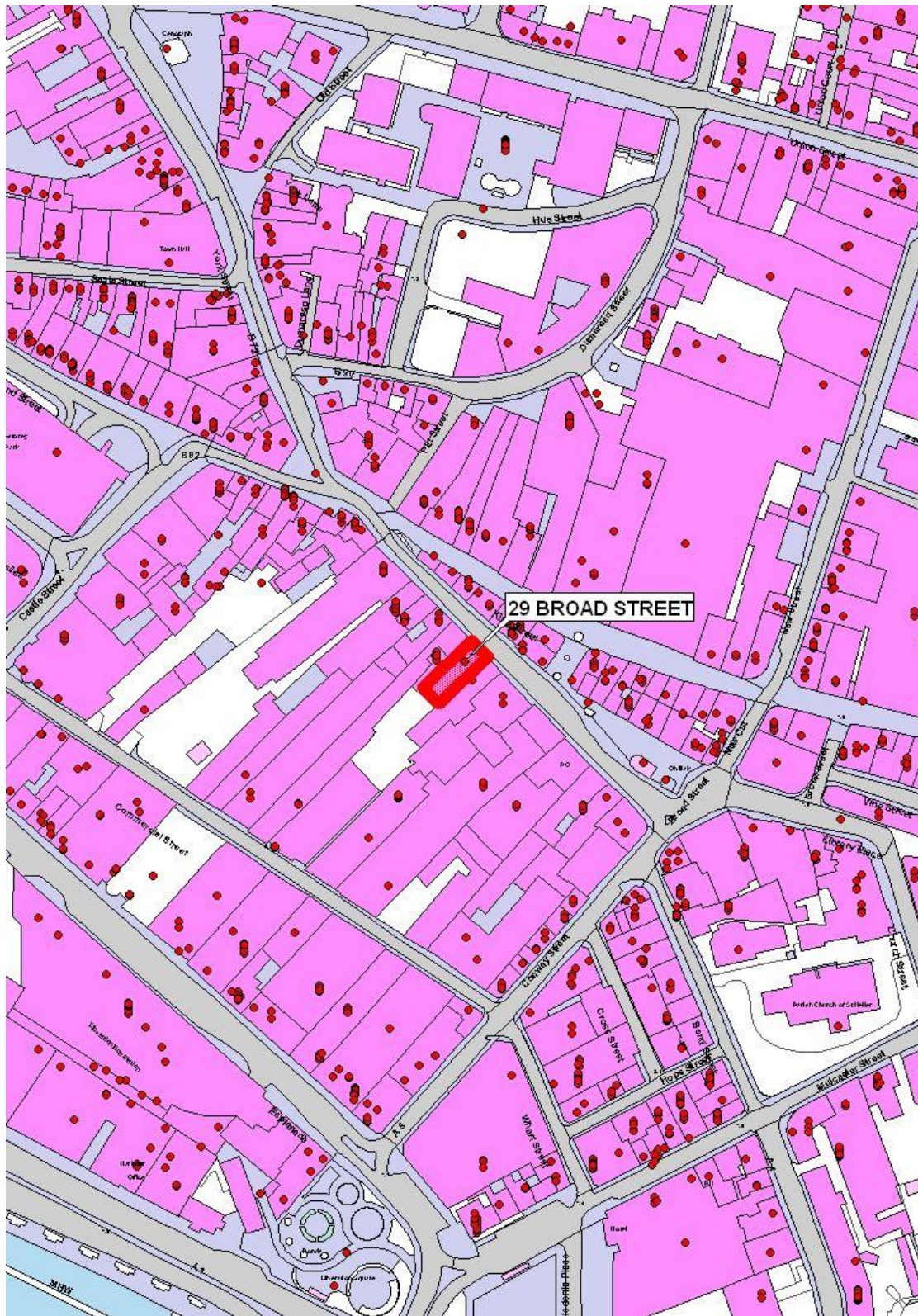
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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