

COMMERCIAL PROPERTY OFFICE OPPORTUNIT



Sarre & Company
CHARTERED SURVEYORS

GROUND AND THIRD FLOOR OFFICES 24 SAND STREET ST HELIER JERSEY



**GROUND FLOOR – 1,381 SQ.FT.
THIRD FLOOR – 764 SQ.FT.**

+ 2 GARAGED PARKING SPACES

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



24 SAND STREET ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District and prime office area. More specifically, the property is situated on the Northern side of Sand Street opposite Anley Street.

We attach a site plan for reference purposes.

DESCRIPTION

The premises consist of a purpose built 4 storey office building with accommodation on ground and three upper floors.

The general specification of the offices is to a modern day standard, including the following:

- Suspended ceiling;
- Integral fluorescent lighting;
- Comfort cooling/comfort heating;
- Double glazing;
- Excellent natural light;
- Lift access to all floors;
- Male & female WC facilities;
- Third floor terrace.

ACCOMMODATION

Ground Floor 1,381 sq.ft.

Third Floor 764 sq.ft.

Plus two garaged parking spaces are available with the ground floor.

TENURE

The premises are available as a whole or on a floor by floor basis on new effectively fully repairing and insuring style leases for 9 years, subject to three yearly rent reviews in line with Jersey Cost of Living.

24 SAND STREET ST HELIER

RENTAL

Offices	£27.50 per sq.ft.
Garaged Parking	£5,000 per annum

OCCUPATION

Early 2022.

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 the lessor.

VIEWING

By contacting the vendor's sole agent:

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

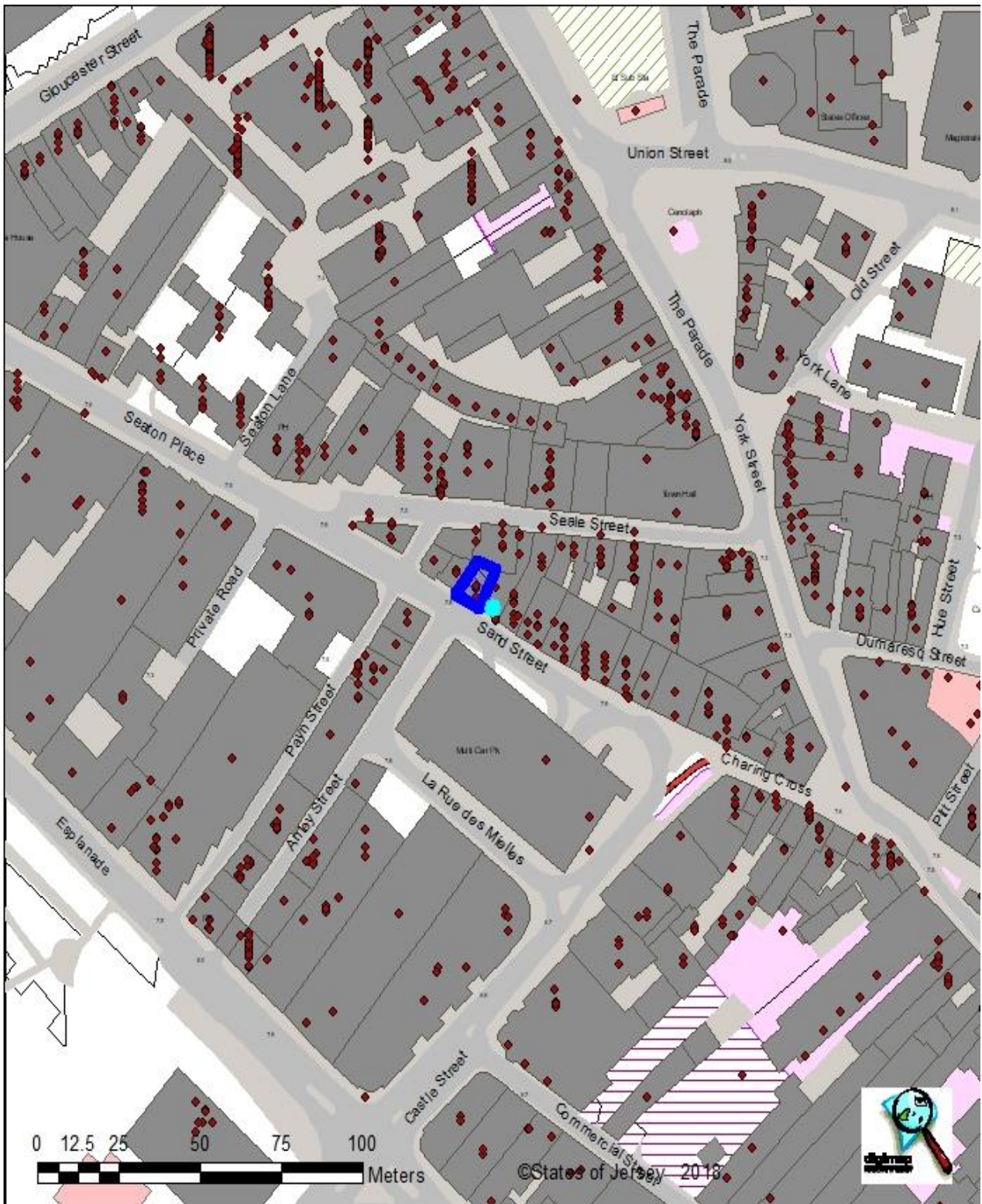
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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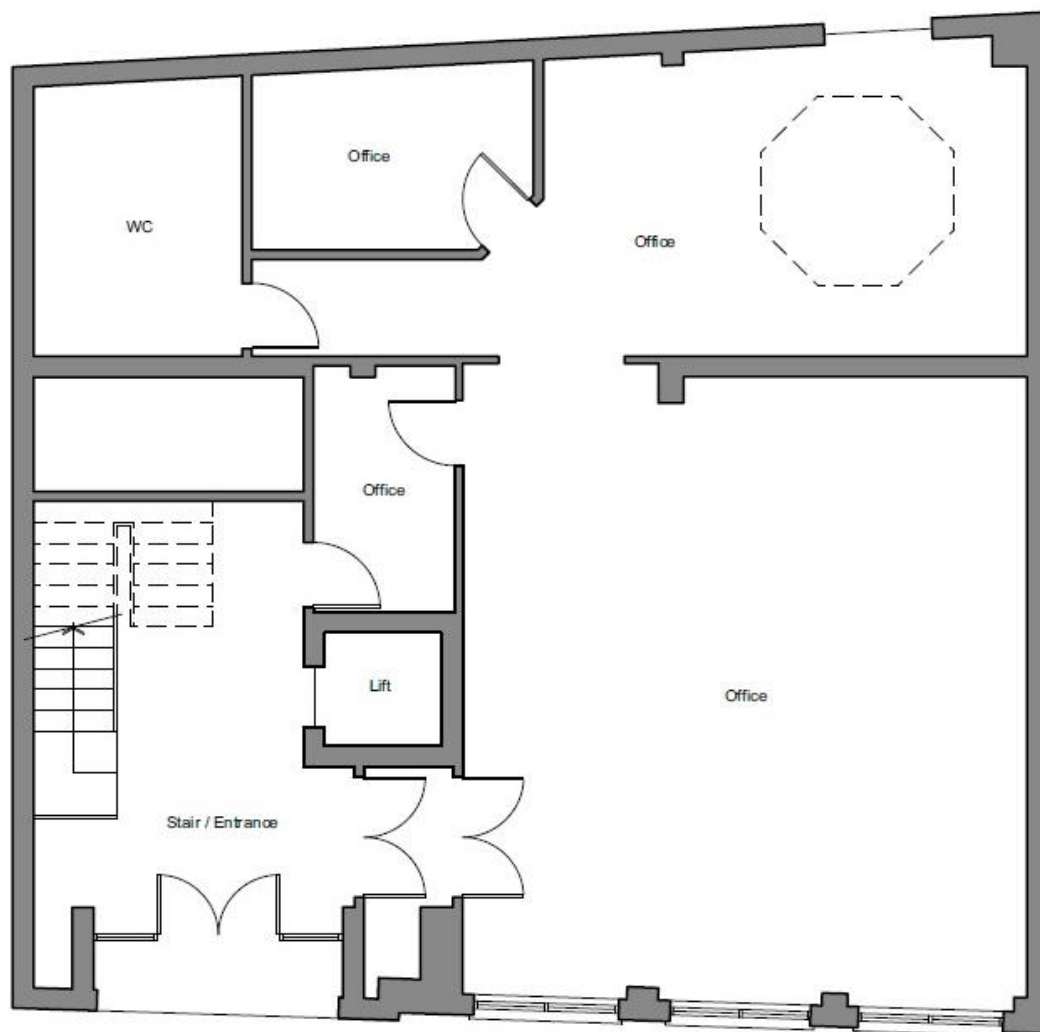
Scale Bar (Metres) @ 1:100



Scale Bar (Metres) @ 1:50

GENERAL NOTES:

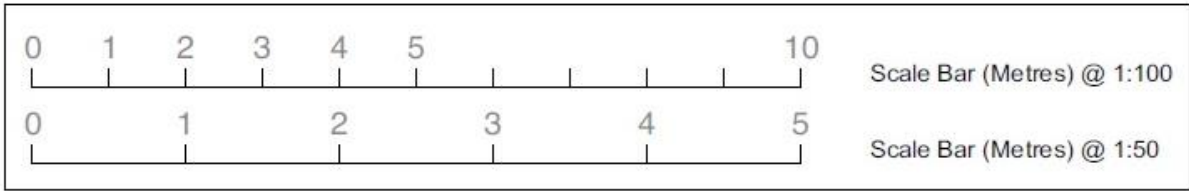
This drawing must not be copied in whole or in part without prior written permission of the architect. This drawing must be read in conjunction with other architect's drawings & all schedules / Building Bye-Law check list and with all relevant structural engineering drawings, details and specifications. It is the contractor's responsibility to ensure that all work is carried out in accordance with all statutory requirements and to the approval of the building control officer (B.C.O.) The contractor is responsible for the setting out of the works. Any discrepancy found between this drawing and any other architect's detail drawing, schedule and/or specification must be reported to the architect before the work is carried out. Do not scale from this drawing. Refer only to written dimensions. All dimensions must be checked on site. The relevant British Standards for materials and their uses are to be adhered to. Manufacturers installation & fitting instructions must be obtained and adhered to at all times.



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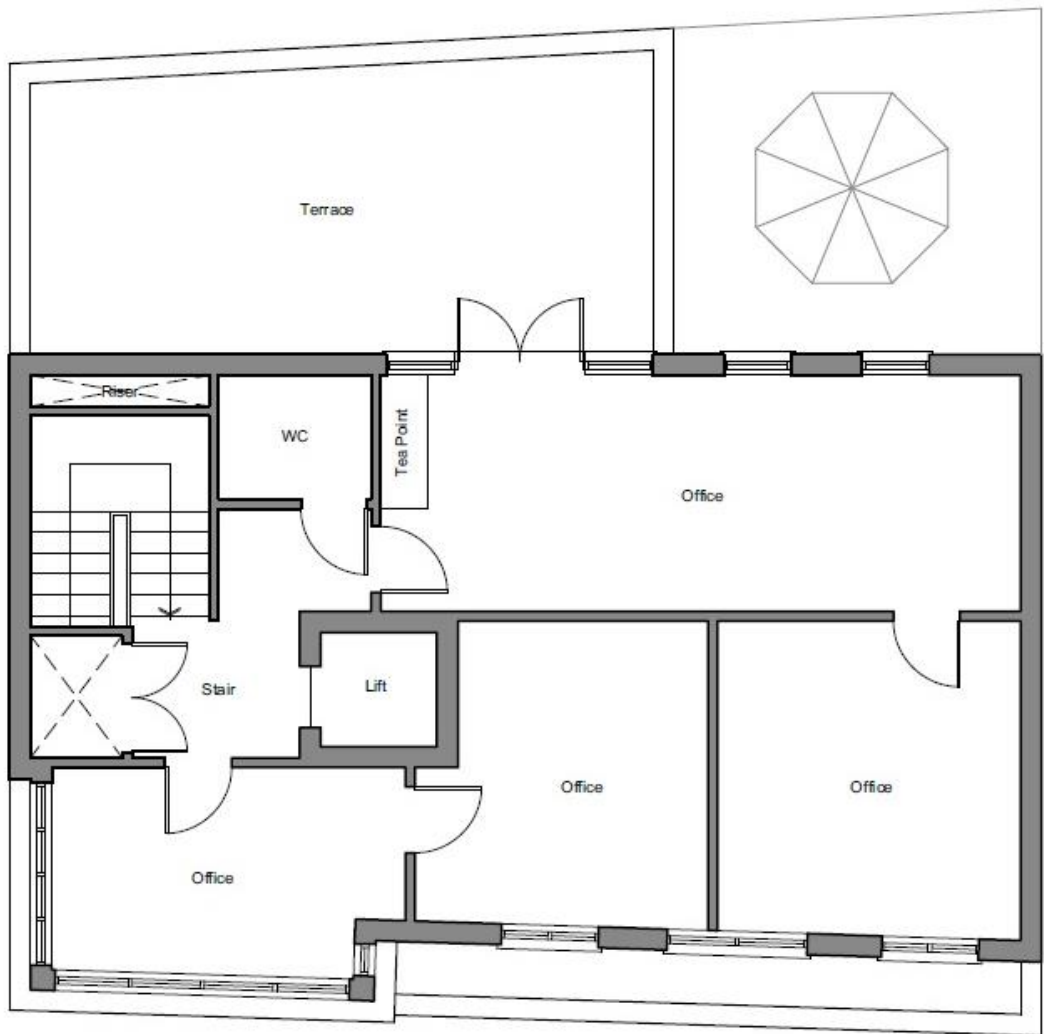
Existing Ground Floor Plan

Scale: 1:100



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1 Existing Third Floor Plan
Scale: 1:100