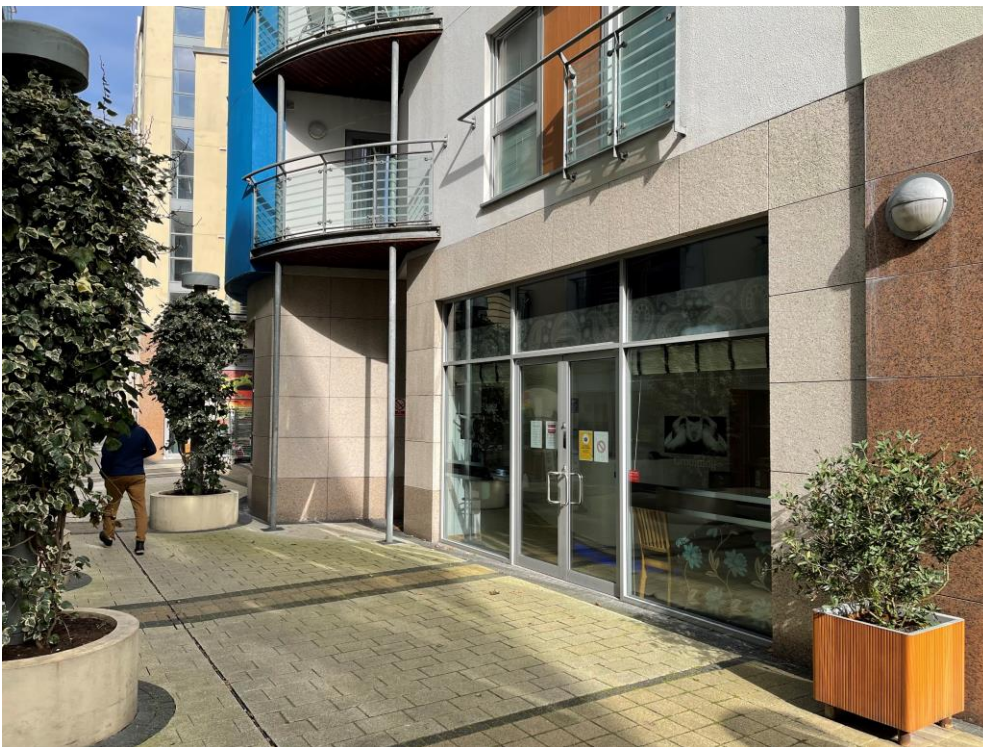


COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FITTED OUT GROUND FLOOR OFFICE 7A SPECTRUM GLOUCESTER STREET ST HELIER



APPROXIMATELY 1,772 SQ.FT.

FOR SALE



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



7A SPECTRUM GLOUCESTER STREET

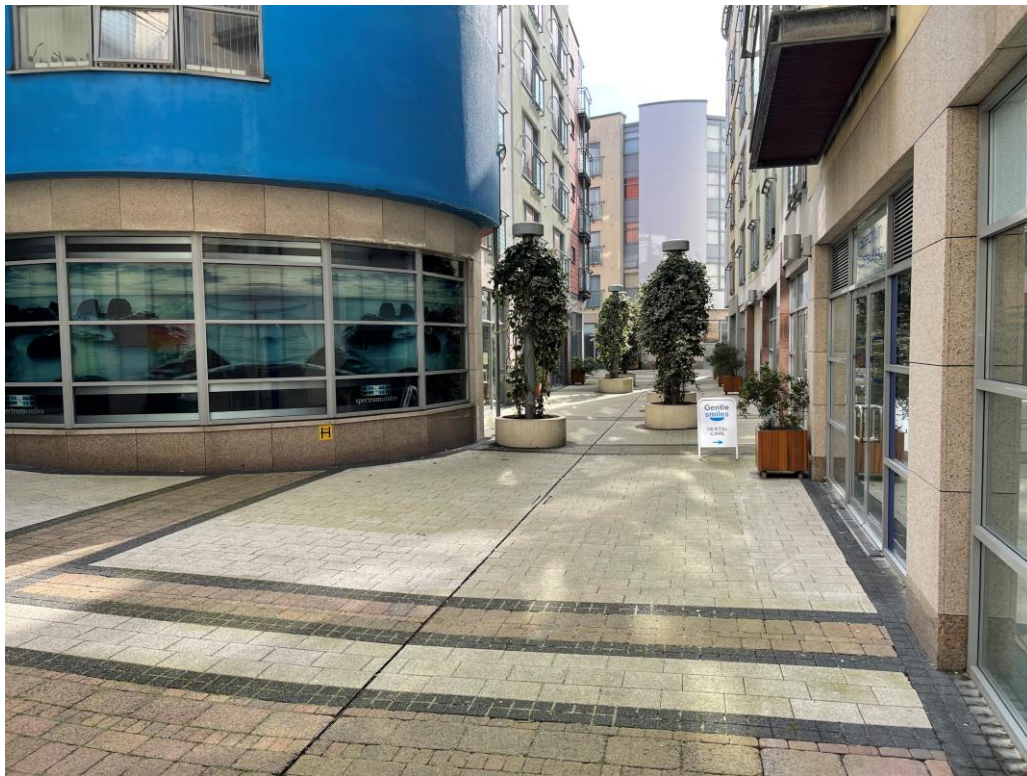
LOCATION

The Spectrum development is located on the Eastern side of Gloucester Street, mid-way between the junctions with the Parade and Seaton Place.

The location benefits from being a couple of minutes' walk from the prime office areas and prime retailing street, namely King Street and is within close proximity to St Helier Marinas, harbours and Patriotic Street and Sand Street multi-storey car parks and the Waterfront Leisure Scheme.

This area of St Helier has seen dramatic regeneration in recent years with completion of numerous office developments on the Esplanade within the last few years.

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



7A SPECTRUM GLOUCESTER STREET

DESCRIPTION

Spectrum is a substantial development with a mixture of ground floor commercial units, with residential accommodation above.

The unit in question has been fitted out to a high standard throughout, primarily for medical purposes, but could just as easily be utilised for office purposes, and benefits from the following general amenities:-

- Suspended ceilings;
- Integral fluorescent lighting;
- New comfort cooling and comfort heating throughout;
- Kitchenette facilities;
- WC facilities;
- Reception area;
- Various offices/consultant rooms.

We attach for reference purposes, a plan of the unit as currently fitted out.

ACCOMMODATION

The premises extend to approximately 1,772 sq.ft. (gross internal).

TENURE

The unit is available by way of share transfer purchase.

ASKING PRICE

£750,000.

OCCUPATION

Vacant possession will be granted on completion of the transaction, with a timetable to be agreed between parties.

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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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

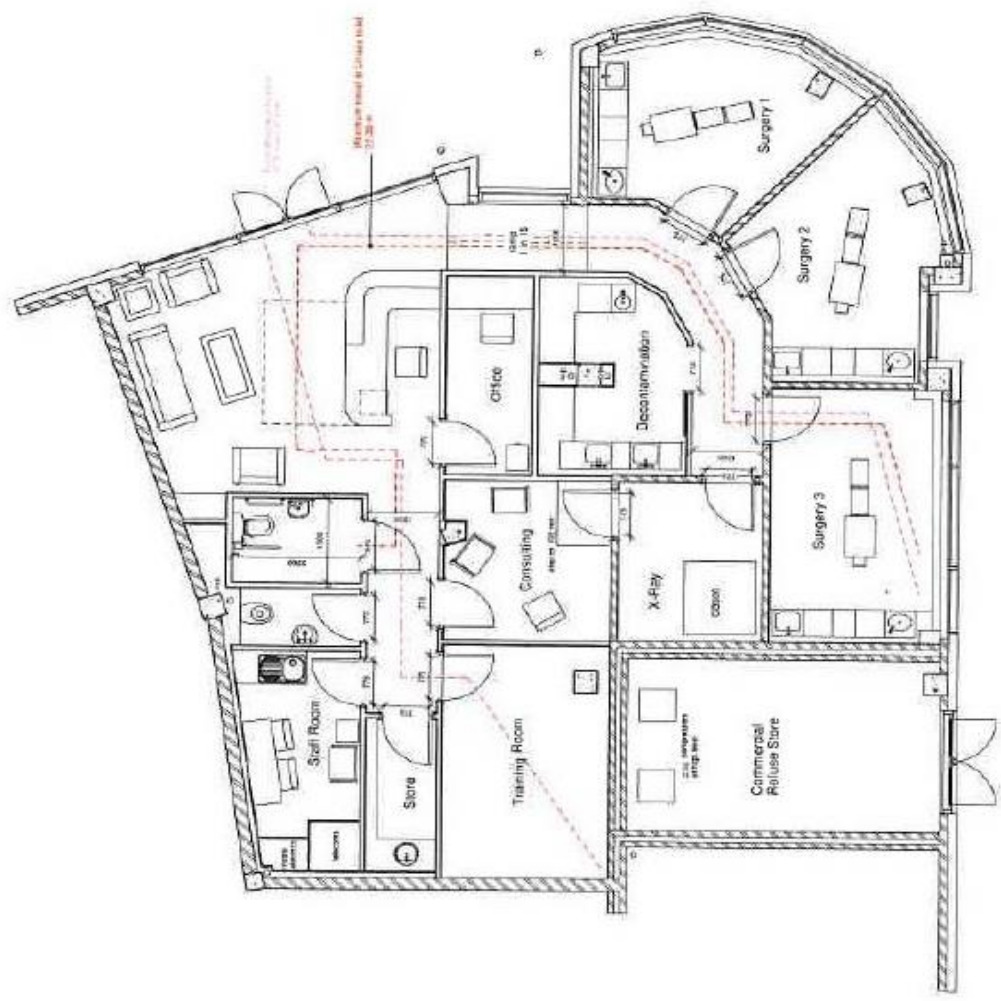
Fax: 01534 888849

E-mail: alistair@sarreandcompany.co.uk

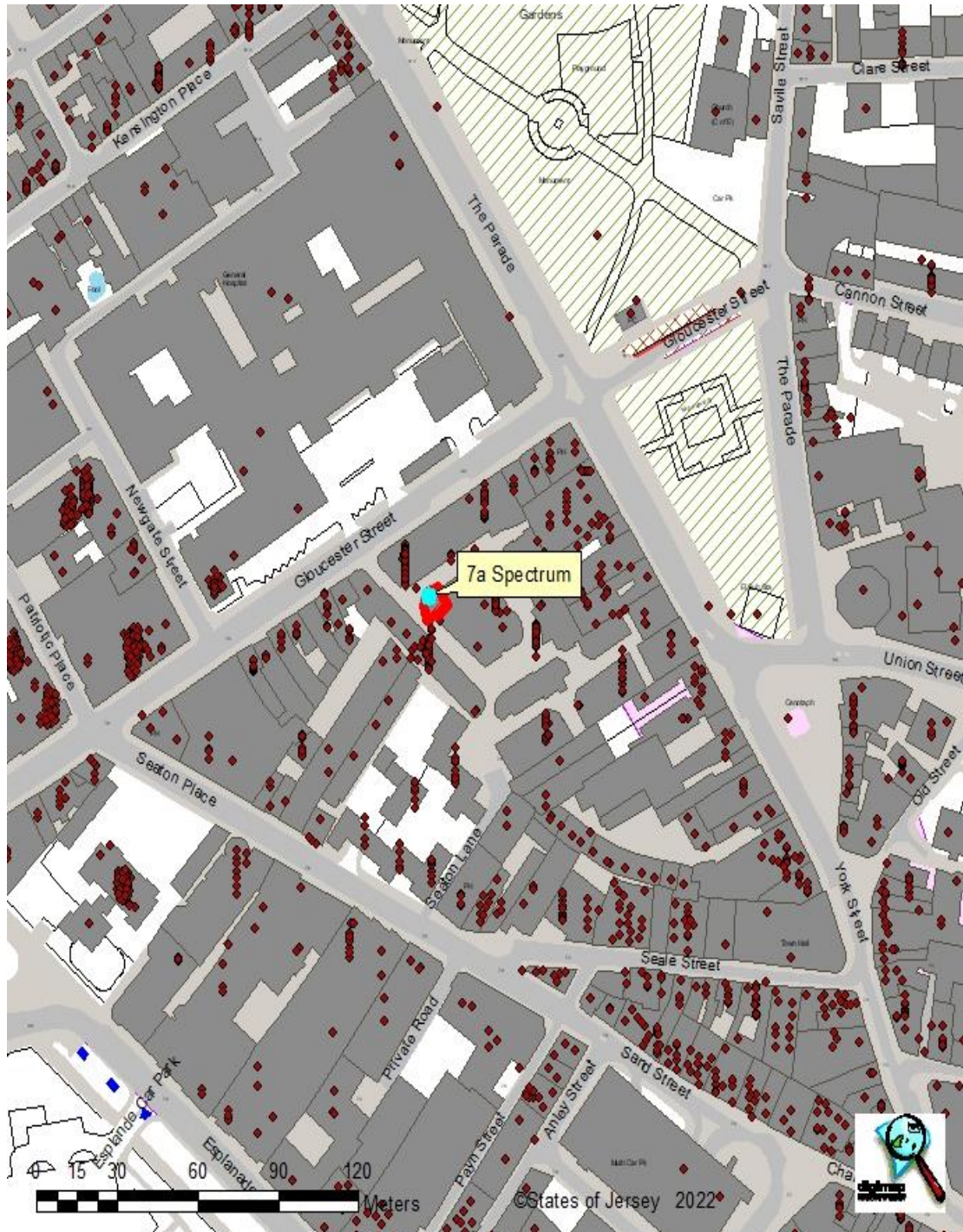
Website: www.sarreandcompany.co.uk

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

Client: Mr. SHARAD PATEL
Project: NEW DENTAL SURGERY
UNIT 7A
SPECTRUM
GLOUCESTER STREET
ST. HELENS.
Drawing Title: ACCESS AND FIRE DETAILS
C.F
SURVEYING SERVICES LTD
50 Elizabeth Avenue
St. Brelands
Tel: 01534 490301

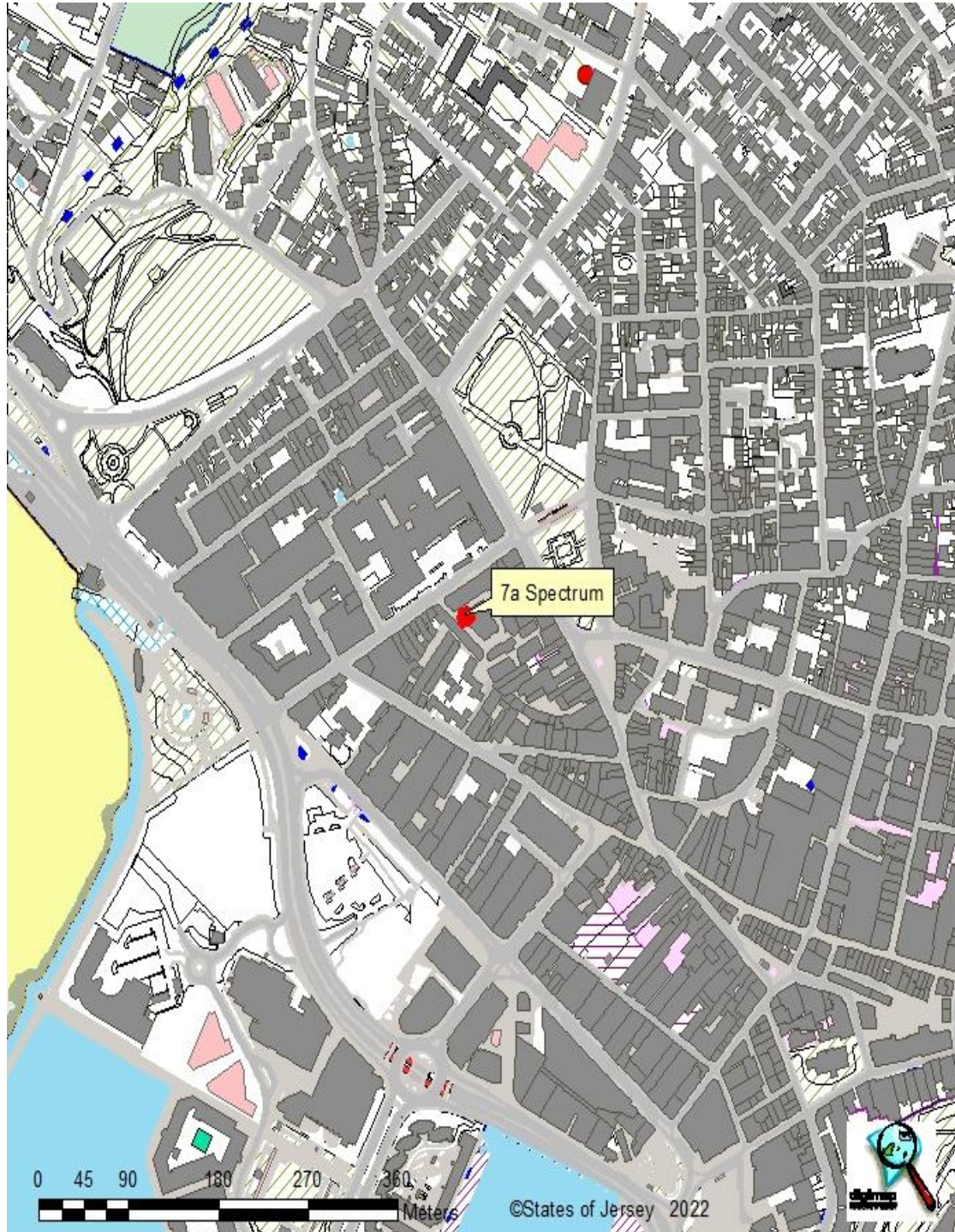


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