

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

CHIC AND UNIQUE OFFICES ROYAL COURT CHAMBERS 10 HILL STREET ST HELIER JERSEY



APPROXIMATELY 1,306 SQ.FT.

ON FLEXIBLE TERMS

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



10 HILL STREET ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District, forming part of the traditional legal and banking centre.

More specifically, the property is situated on the Eastern side of Hill Street, being one of St Helier's recognised office streets, mid-way between the junctions with Halkett Place and Church Street.

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

DESCRIPTION

The property comprises an imposing mid-terraced 4 storey period building, set back from the road.

The building has undergone extensive refurbishment and the entirety of the ground floor and parts of the first floor of the building are currently used as an art gallery, with generally the building benefitting from excellent floor to ceiling heights and stunning interior features, including a particularly impressive atrium and lift access to the upper floors.

The available offices are situated on the second floor.

ACCOMMODATION

Second Floor 1,306 sq.ft.

In addition to the above, further accommodation could be made available within the building namely at lower ground floor level for a satellite office or indeed secure storage and at first floor level there are 2 mezzanine offices of 115 sq.ft. and 165 sq.ft. that could also be made available, or alternatively just utilised as and when required.

We attach floor plans for reference purposes.

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TENURE

The premises are available for up to 5 years but practically the owner is happy to be flexible in respect of duration.

Owing to the nature of the building and layout, the premises will be let on an internal repairing style agreement only with no running costs other than a fair proportion of the electricity, occupier rates and building insurance.

RENTAL

Based on the above style agreement the rent shall be £30 per sq.ft.

OCCUPATION

Upon completion of legal formalities.

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.

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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**

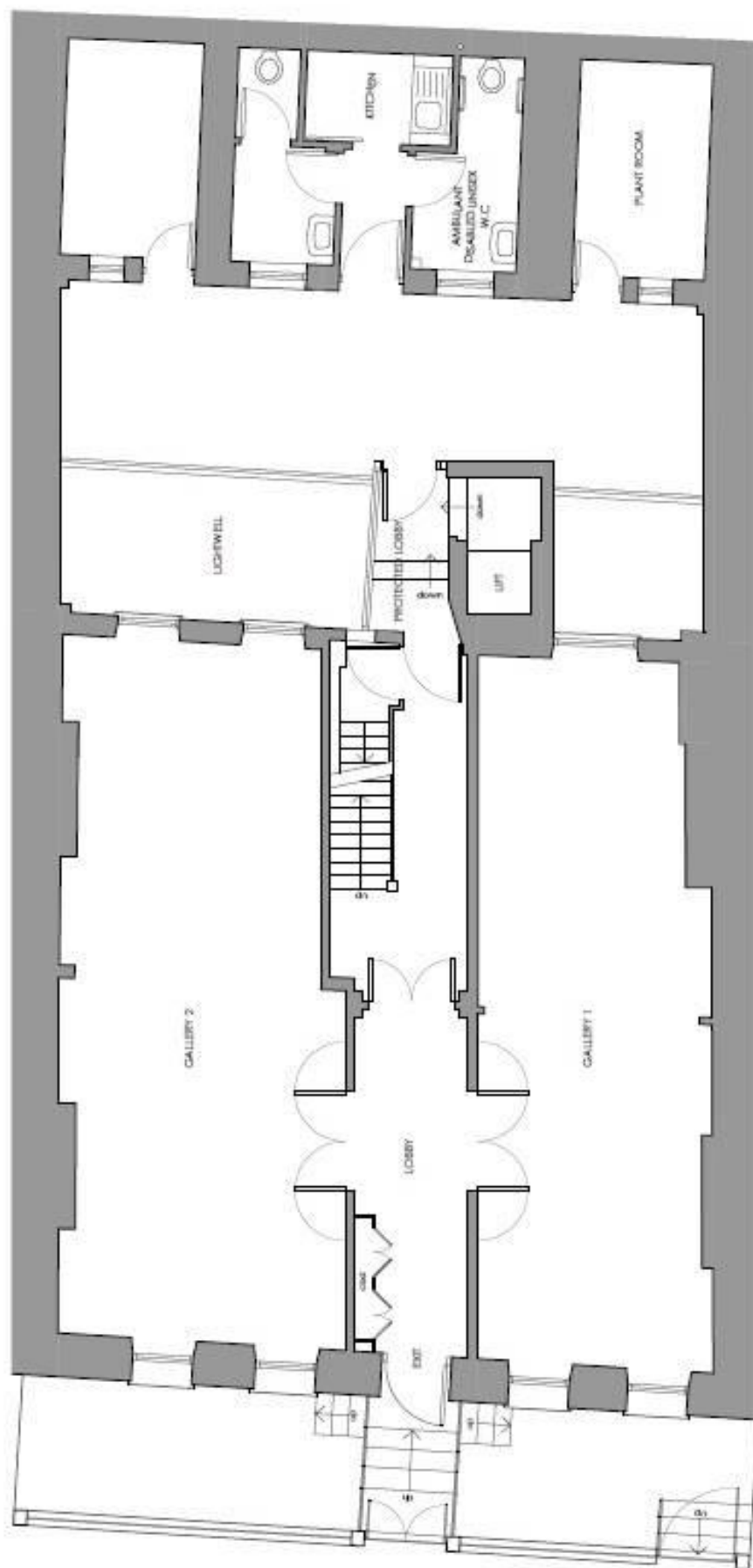
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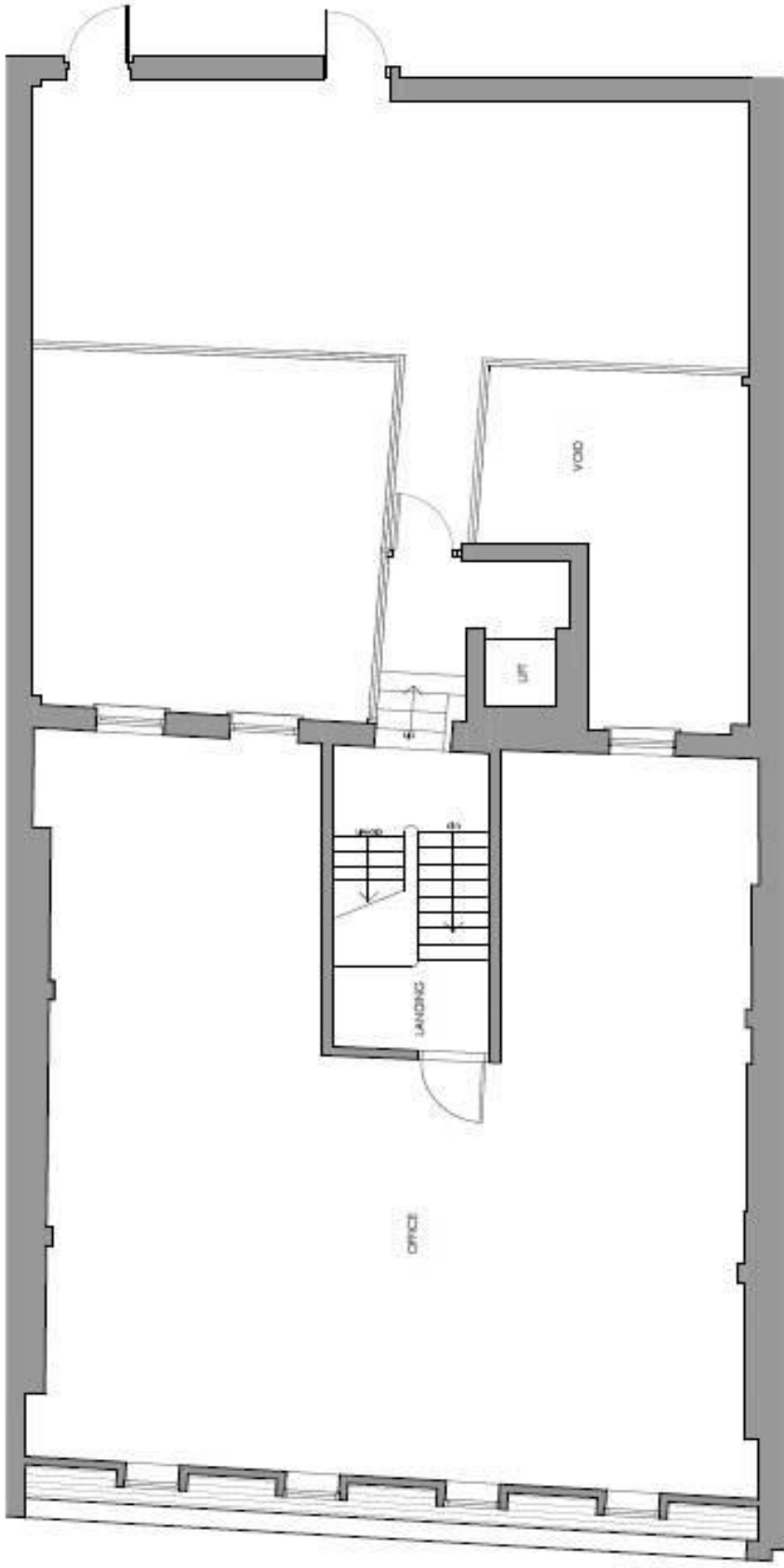
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Website: www.sarreandcompany.co.uk

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

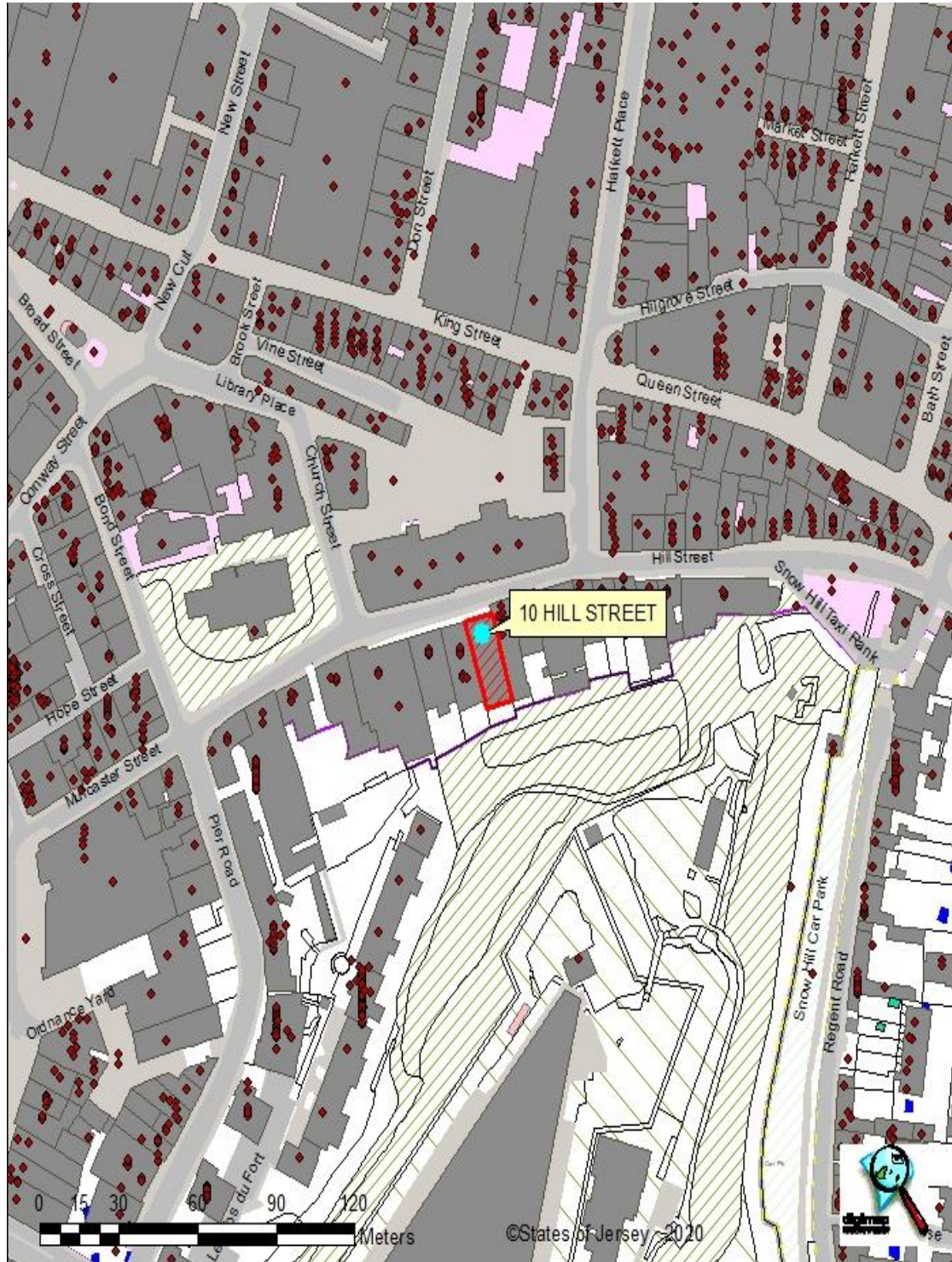


GROUND FLOOR PLAN



SECOND FLOOR PLAN

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