

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

GROUND FLOOR 33 GLOUCESTER STREET ST HELIER



**974 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



33 GLOUCESTER STREET ST HELIER

LOCATION

The property is located on Gloucester Street, adjacent to Jersey's prime financial business district office location and is approximately five minutes' walking distance from the principal retailing district of King Street/Queen Street. It also benefits from being within two minutes' walking distance of Patriotic Street multi-storey car park.

The immediate area accommodates several businesses including HSBC, Island Medical Centre, Sarre and Company Chartered Surveyors and Islands Insurance.

DESCRIPTION

A purpose built ground floor office unit.

The internal space currently provides a part open plan/part cellularised layout, together with a kitchenette and 2x WCs (one of which is disabled compliant). In addition, there is a private courtyard to the rear.

The unit has been fitted out to a good standard with air conditioning, LED lighting and carpeting.

ACCOMMODATION

The total Net Internal Area is:

Ground floor 974 sq.ft.

USE

Class C – Office

TENURE

The premises are available on a new 9-year lease on internal repairing terms with the Lessee being responsible for a fair proportion of all maintenance, parish rates, building insurance on site through a service charge.

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ASKING RENTAL

£26,785 per annum (equating to £27.50 per sq.ft.)

OCCUPATION

Available for occupation from 1st November 2025.

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, Simon Gale LLB Hons AssocRICS
or Reece Sarre**

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

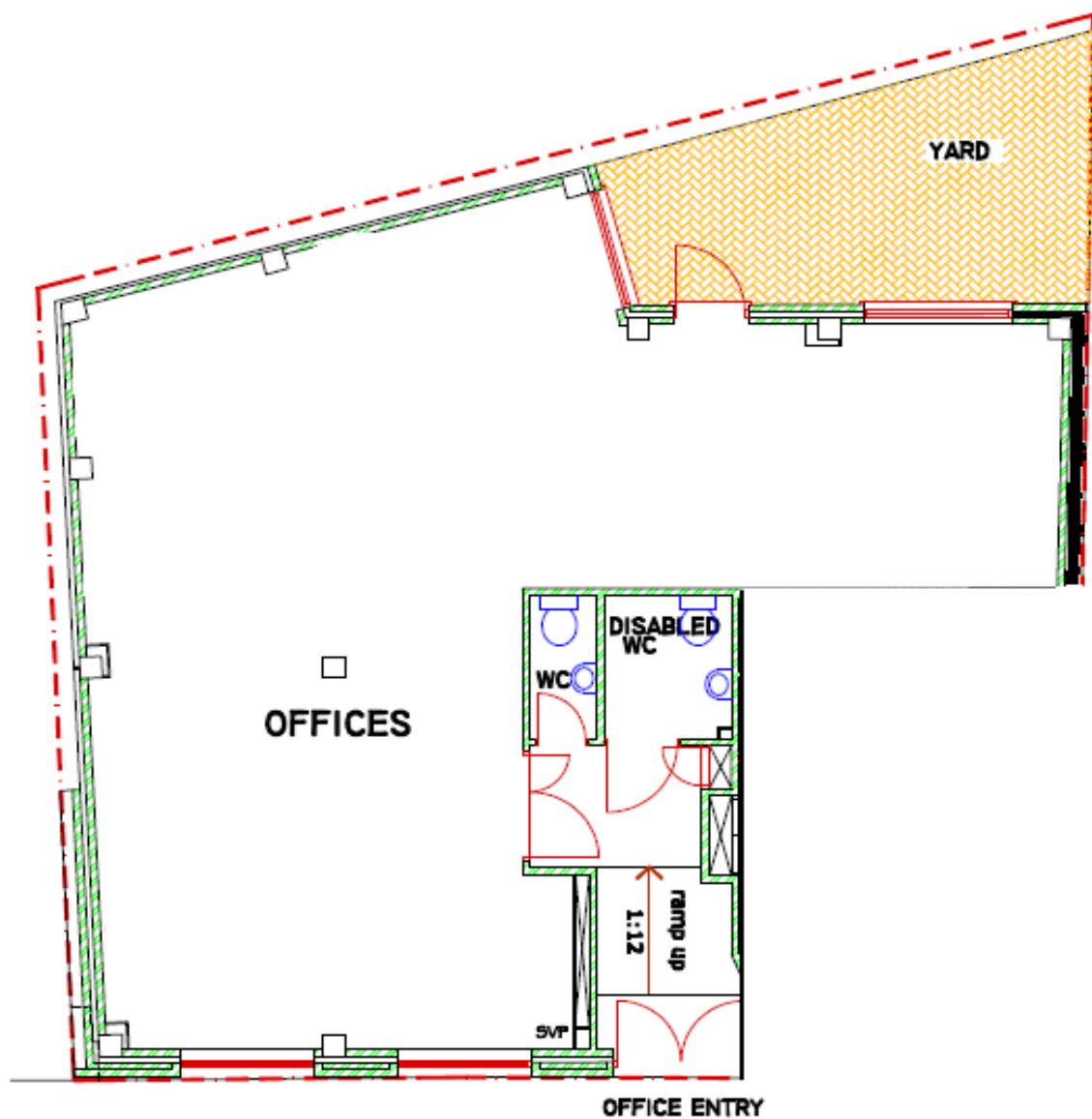
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Website: www.sarreandcompany.co.uk**

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

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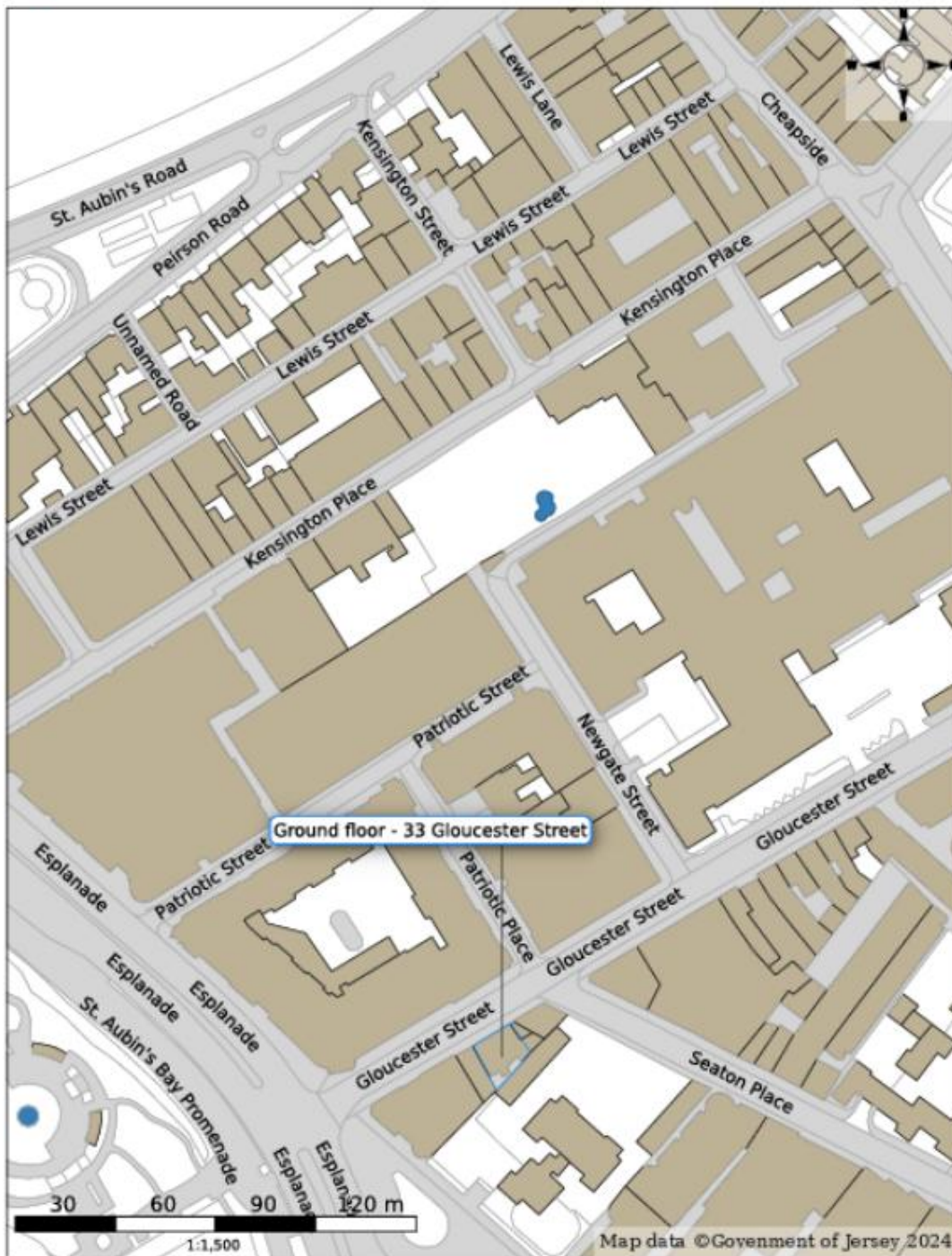
LAYOUT



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Digimap Address Locator



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