

COMMERCIAL OFFICE OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH SPECIFICATION OFFICES BLOCK 2, THE FORUM, GRENVILLE STREET, ST HELIER, JERSEY



**3,058 SQ.FT. UP TO 17,731 SQ.FT.
PLUS 14 BASEMENT CAR SPACES**



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



BLOCK 2 THE FORUM, GRENVILLE STREET, ST HELIER

Location

Property is located on the Eastern side of Grenville Street, mid-way between the junctions with Green Street and La Colomberie.

More specifically, the premises form part of the prominent Forum development, which principally fronts onto Grenville Street with return frontage onto La Chasse .

Grenville Street itself, is a strong business location and is within close proximity of Green Street multi-story car park.

We attach a location plan for reference purposes.

Description

The building will be refurbished, to a modern day, BCO Cat A standard.

The building consists of secure basement parking, including an extensive shower facility with ground and four upper floors of high quality efficient open plan style offices.

The building will be provided with the following specifications:

- Suspended ceilings;
- Integral fluorescent lighting;
- Flexible comfort cooling / comfort heating system;
- Painted and plastered walls;
- Fully accessible raised floors;
- Carpeted throughout;
- Dual lift access to all floors;
- Male and Female W.C. facilities on each floor;
- Extensive Shower/changing room facilities;
- Secure basement parking.

BLOCK 2 THE FORUM, GRENVILLE STREET, ST HELIER

The floors lend themselves to either open plan or indeed a cellulsed office layout thus providing a high degree of occupational flexibility.

We attach a set of clear floor plans and various test to fits for reference purposes.

Accommodation

The approximate net internal areas of the building are as follows:

Basement	-	Parking	14 spaces	
Basement	-	Drying room + 5 showers		
Ground Floor	-	Offices	3,447 sq. ft.	(320.2 sqm)
First Floor	-	Offices	3,734 sq. ft.	(346.9 sqm)
Second Floor	-	Offices	3,746 sq. ft.	(348.0 sqm)
Third Floor	-	Offices	3,746 sq. ft.	(348.0 sqm)
Fourth Floor	-	Offices	3,058 sq. ft.	(284.1 sqm)
Total			17,731 sq.ft.	(1647.2 sqm)

Asking Rental

Offices	£27.50 per sq.ft
Parking	£3,500 per annum per car space

Occupation

On completion of legal formalities and Landlord refurbishment works.

Legal costs

Each party to bear their own legal costs.

BLOCK 2 THE FORUM, GRENVILLE STREET, ST HELIER

Covenant Strength and Due Diligence

The Lessee will be required to satisfy the landlord of their covenant strength and to produce the usual Due Diligence information on request.

Further Information/Viewing

For further information or to view the premises please contact either of the Vendor's Sole joint agents:

**Alistair M Sarre BSc MRICS,
Simon Gale LLB Hons AssocRICS
Or Reece Sarre**

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

Tel: 01534 888848

**Email: asarre@sarreandco.com
sgale@sarreandco.com
rsarre@sarreandco.com**

Website: www.sarreandcompany.co.uk

**Jonathan Quérée MRICS
Lucy Schooling MRICS**

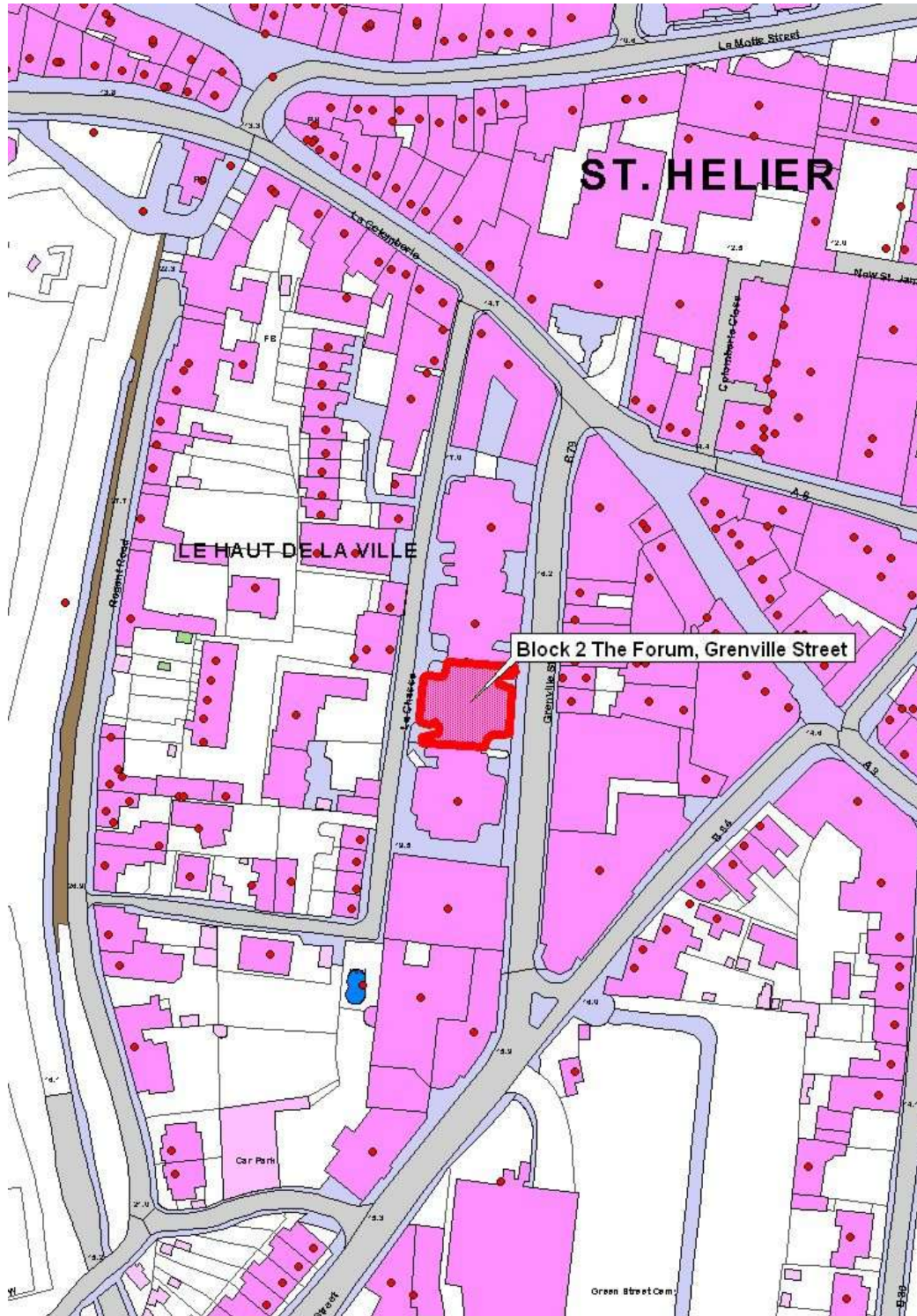
**Quérée Property Consultants Ltd
1st Broad Street Chambers
St. Helier
Jersey, JE2 3RR**

Tel: 07797 840008

**E-mail: jonathan@queree.je
lucy@queree.je
Website: www.queree.je**

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

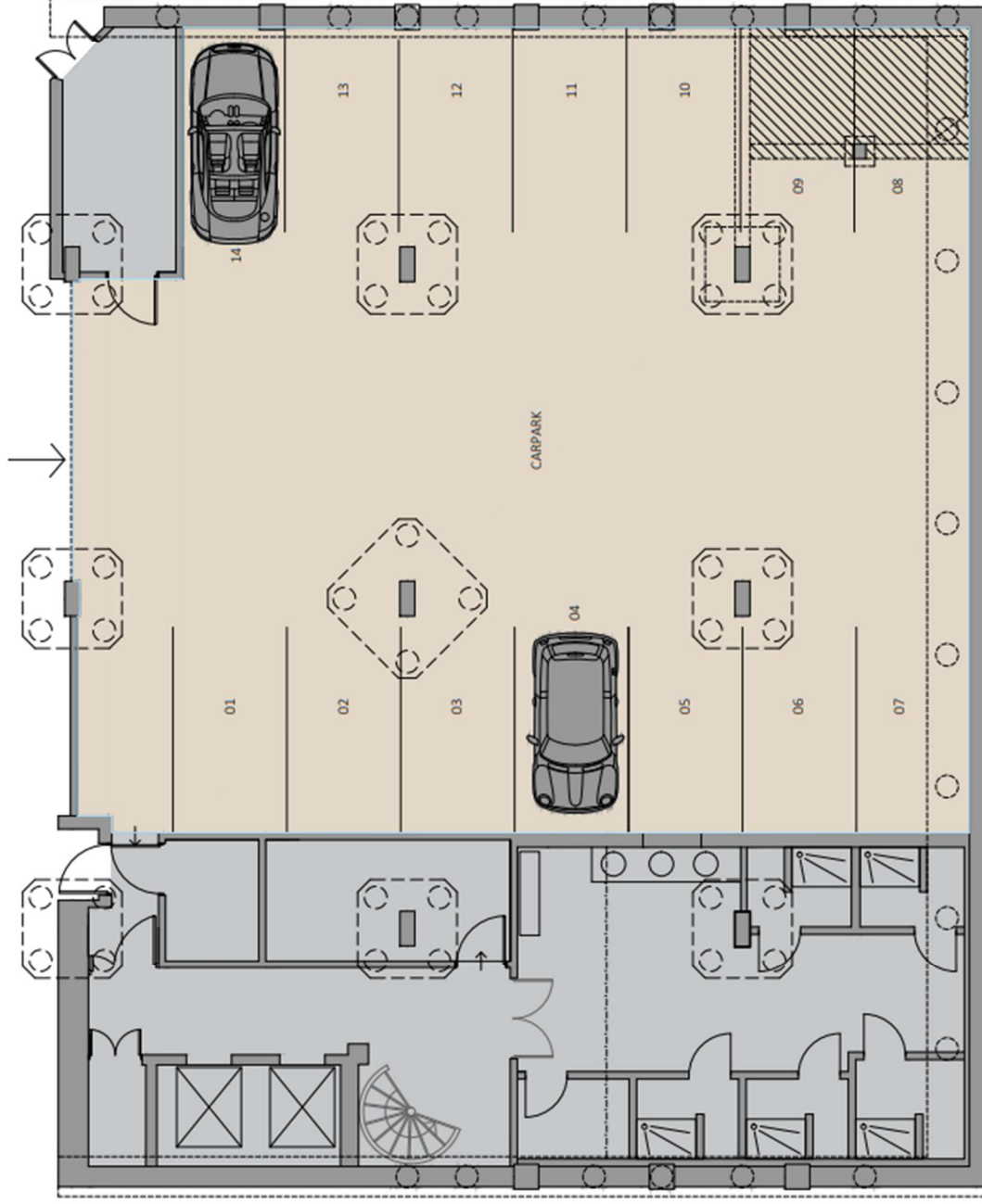
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COMM

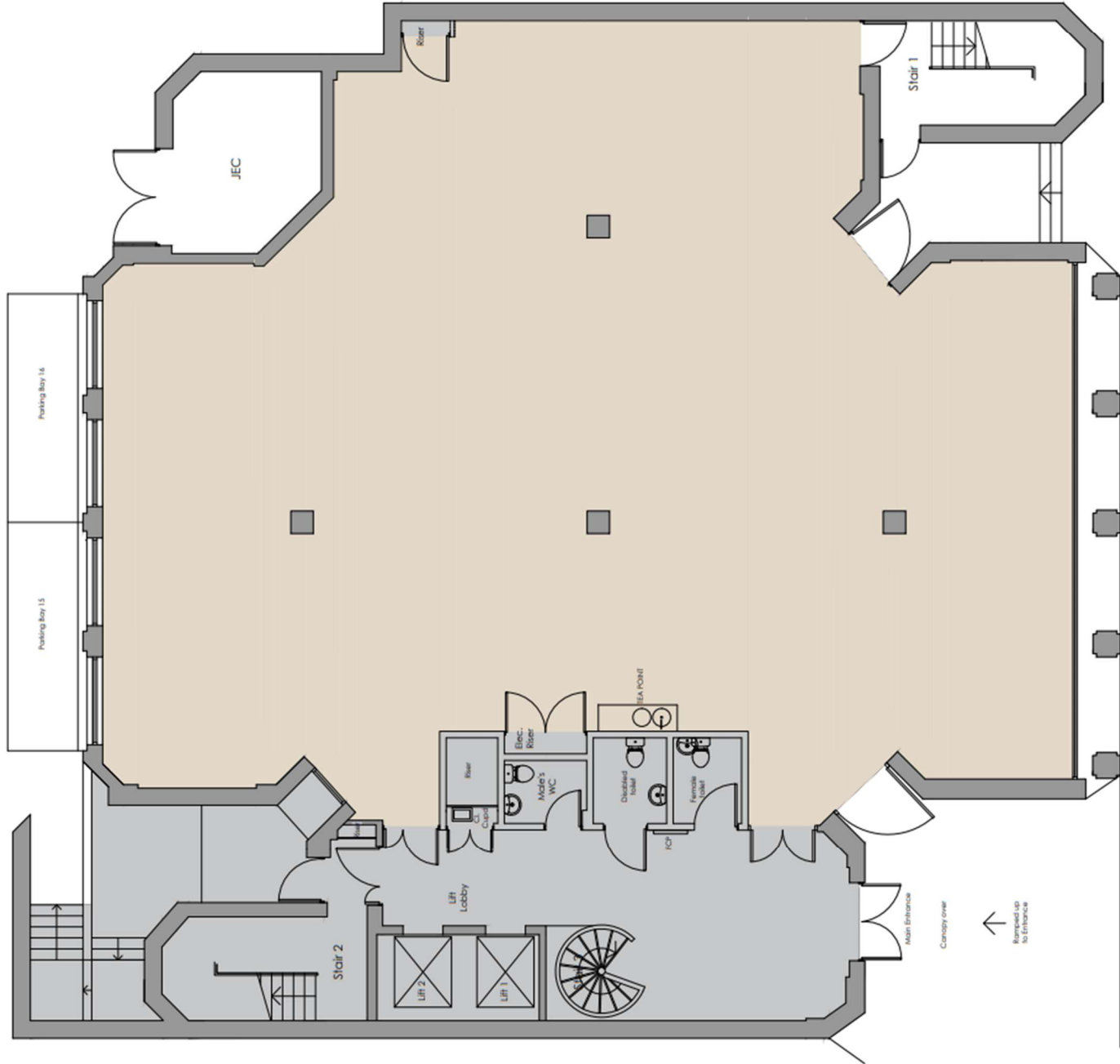
UNDERGROUND VEHICLE ACCESS
THE FORUM ACCESS



NIA: 320.42 SQM

GIA: 408.67 SQM

NO.	DATE	DESCRIPTION



NIA: 321.66 SQM
 GIA: 423.48 SQM

PROJECT NUMBER
 A053-ARC-010

FRAMING TITLE
 GROUND FLOOR AREA PLAN

SCALE
 1:100 @ A1

DATE
 13TH AUGUST 2025

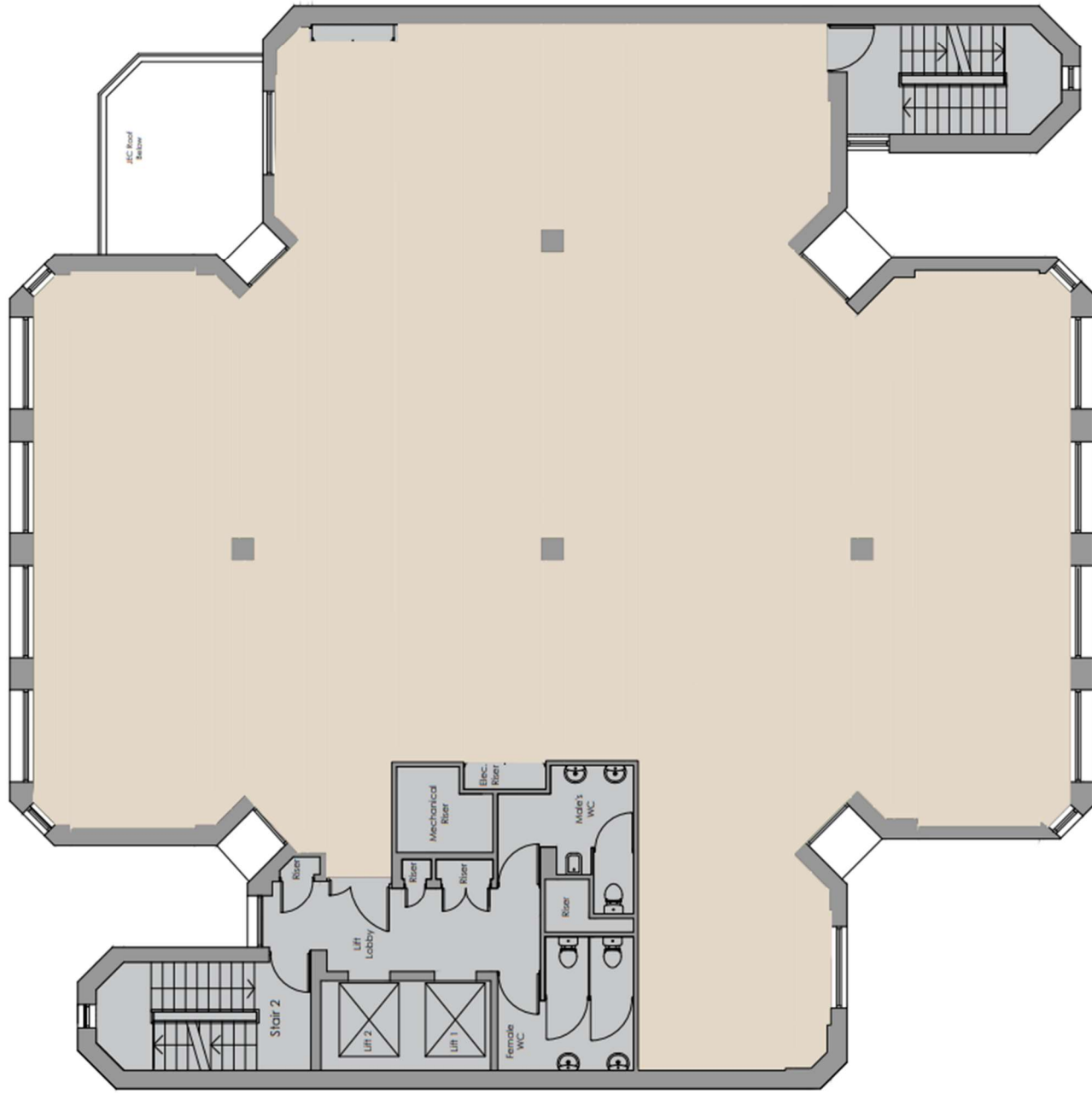
STATUS
 PLANNING STAGE (P)

PROJECT
 PROJECT NAME
 NOTES DESCRIPTION

CLIENT
 THE FORUM

HD PLANNING & DESIGN LTD
PLANNING | ARCHITECTURE | INTERIORS SERVICES | CONTRACTORS | www.hdplanning.co.uk

NO.	DATE	DESCRIPTION



NIA: 347.75 SQM
 GIA: 417.91 SQM

NO.	DATE	DESCRIPTION

HD PLANNING & DESIGN LTD
PLANNING | ARCHITECTURE | INTERIORS | SERVICES | www.hdpd.co.uk

CLIENT
THE FORUM

PROJECT
PROJECT NAME
NOTES/DESCRIPTION

SCALE
 1:100 @ A1

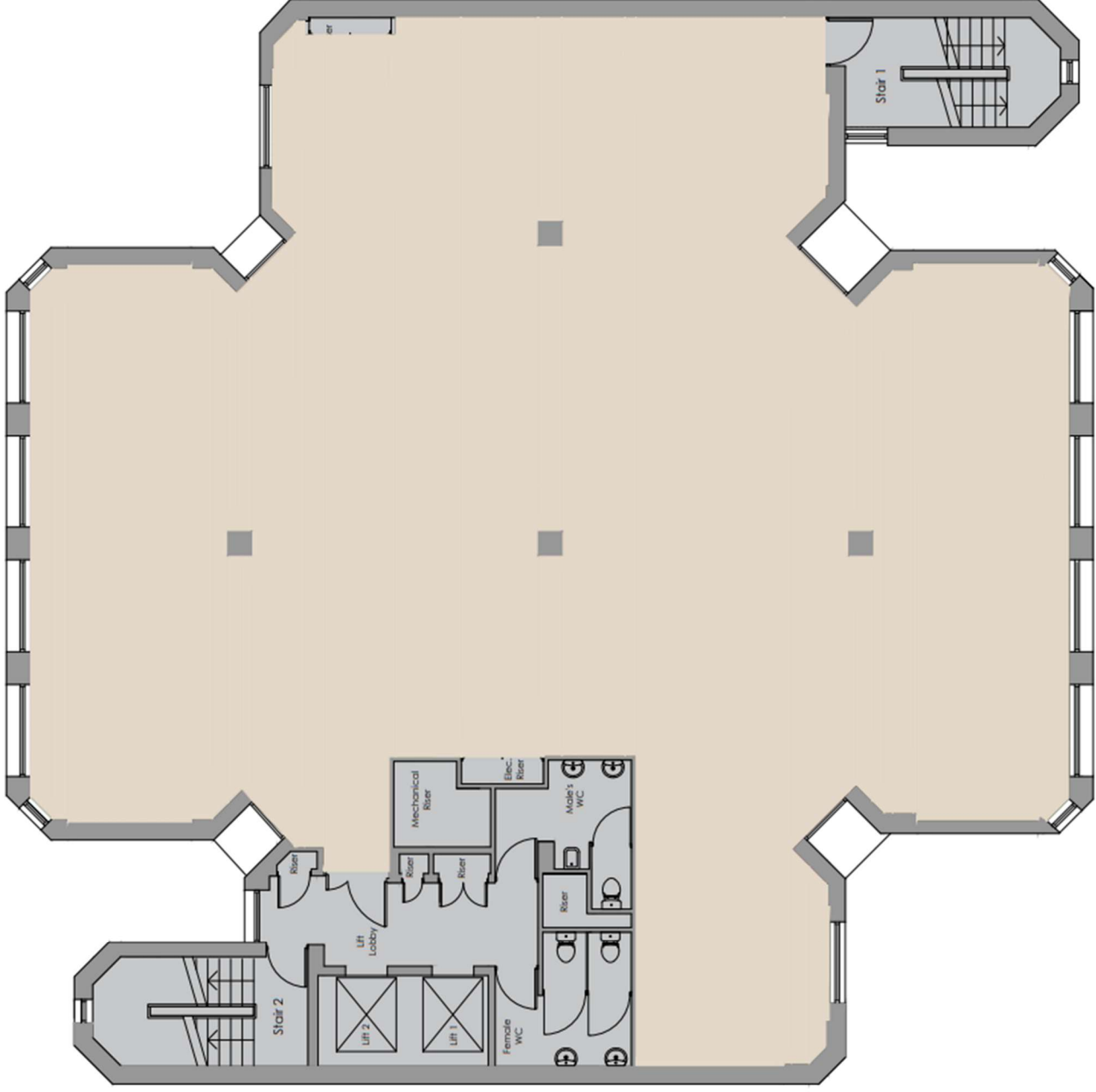
DATE
 13TH AUGUST 2025

STATUS
 PLANNING STAGE (P)

DRAWING TITLE
FIRST FLOOR AREA PLAN

DRAWING NUMBER
A053-ARC-011

REVISION
 -



NIA: 347.75 SQM

GIA: 417.92 SQM

NO.	DATE	DESCRIPTION

HD PLANNING & DESIGN LTD
PLANNING / ARCHITECTURE / INTERIORS / ENVIRONMENTAL / VISUALISATION

CLIENT
THE FORUM

PROJECT
PROJECT NAME
NOTES DESCRIPTION

SCALE
1:100 @ A1

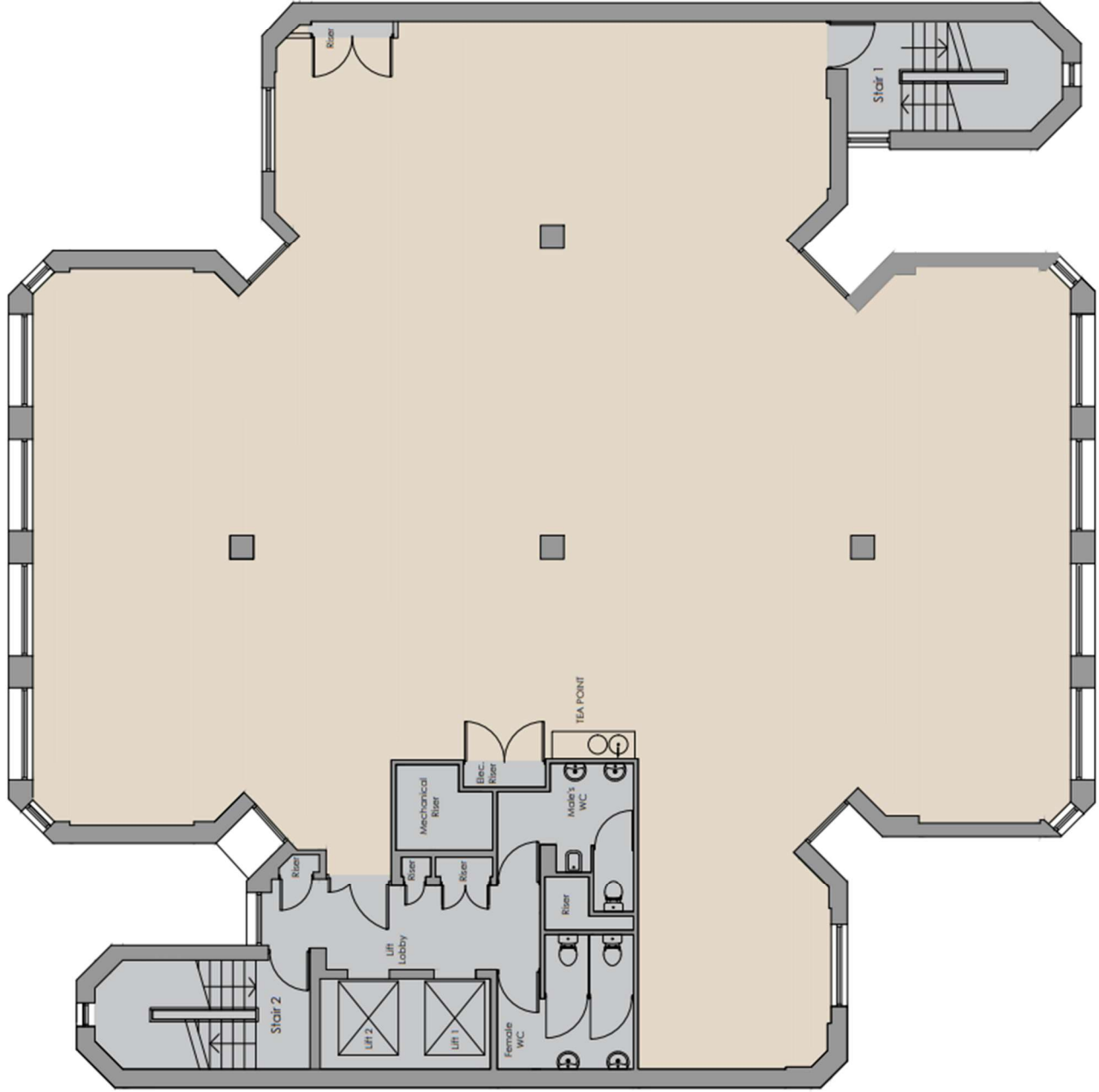
DATE
13TH AUGUST 2025

PHASE
PLANNING STAGE (P)

DRAWING TITLE
SECOND FLOOR AREA PLAN

DRAWING NUMBER
A053-ARC-012

REVISION
 -



NIA: 347.75 SQM
 GIA: 417.92 SQM

REVISION	-
DRAWING NUMBER	A053-ARC-013

DRAWING TITLE
THIRD FLOOR AREA PLAN

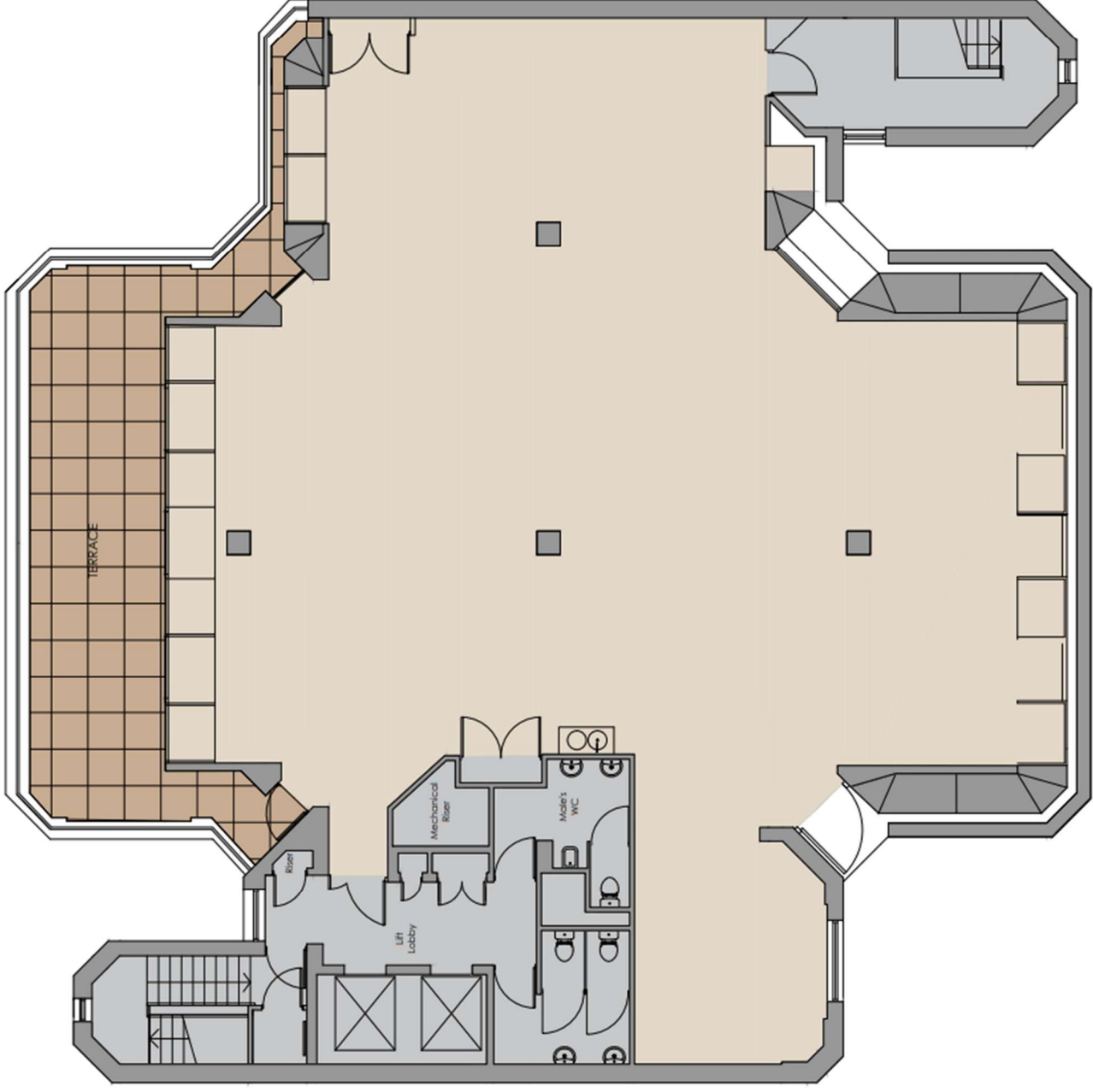
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SCALE	1:100 @ A1
STATUS	PLANNING STAGE (P)

PROJECT
PROJECT NAME
 NOTES/DESCRIPTION

CLIENT
THE FORUM

HP PLANNING &
 DESIGN LTD
PLANNING CONSULTANTS | ARCHITECTS | INTERIORS

NO.	DATE	DESCRIPTION



NIA: 286.87 SQM

GIA: 358 SQM

NO.	DATE	DESCRIPTION

HD PLANNING & DESIGN LTD
ARCHITECTS / INTERIORS / PLANNING / SERVICES / VISUALISATION

CLIENT
THE FORUM

PROJECT
PROJECT NAME
NOTES DESCRIPTION

SCALE 1:100 @ A1
DATE 13TH AUGUST 2025
STAGE PLANNING STAGE (P)

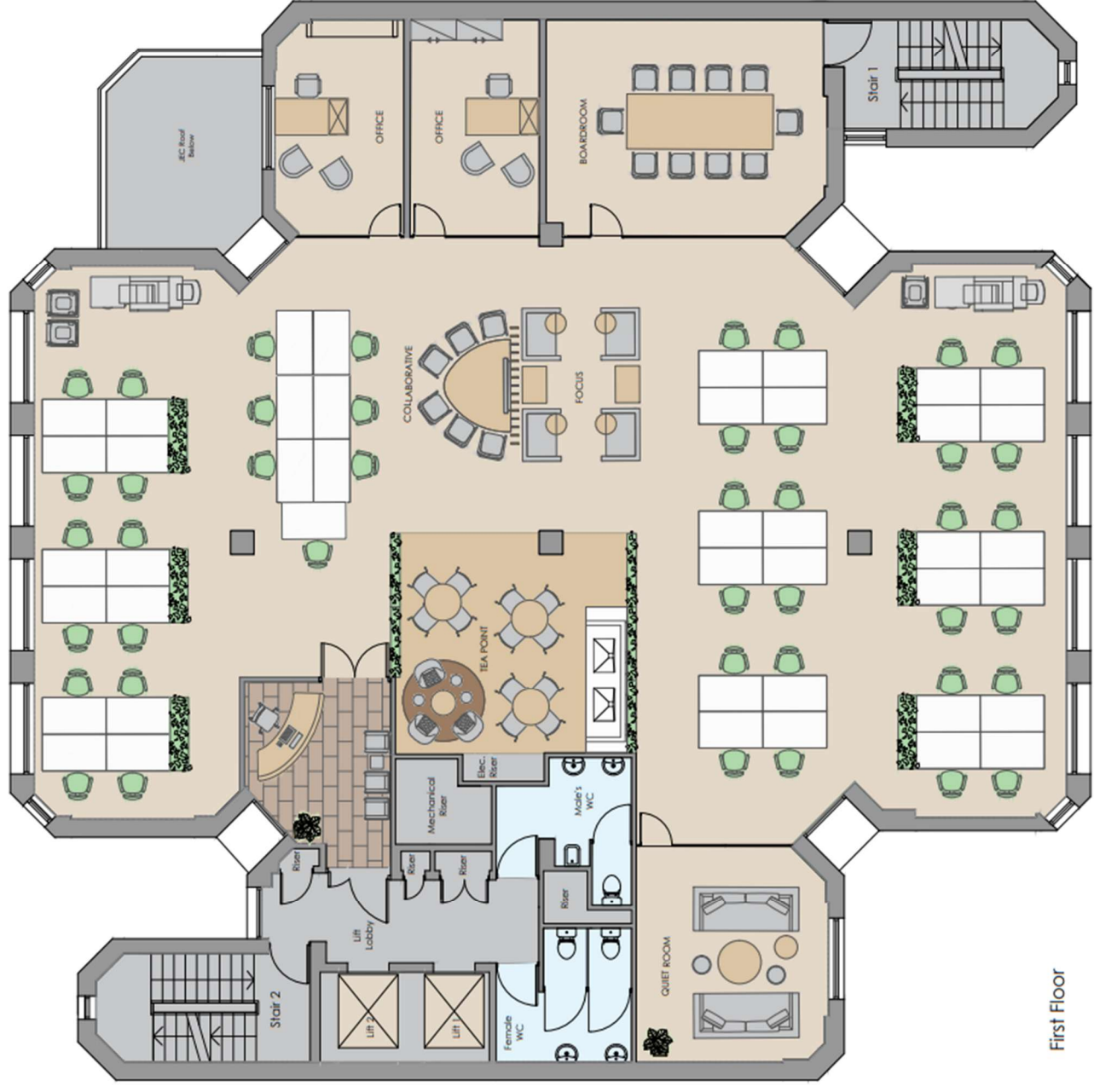
DRAWING TITLE
FOURTH FLOOR AREA PLAN

DRAWING NUMBER
A053-ARC-014
REVISION
 -





Ground Floor

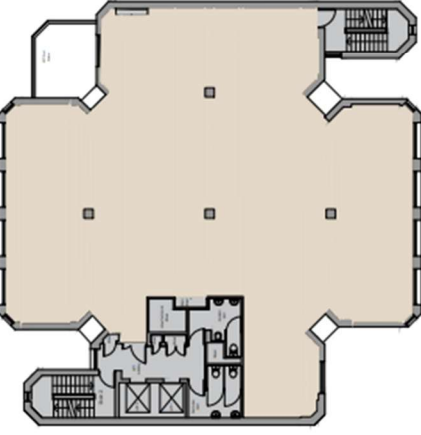
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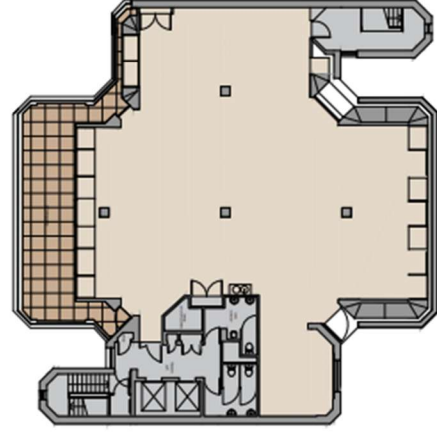
First Floor

		CLIENT THE FORUM	PROJECT PROJECT NAME NOTES DESCRIPTION	SCALE 1:100 @ A1	DATE 13TH AUGUST 2025	DRAWING TITLE FIRST FLOOR AREA PLAN	DRAWING NUMBER A053-ARC-011	REVISION -
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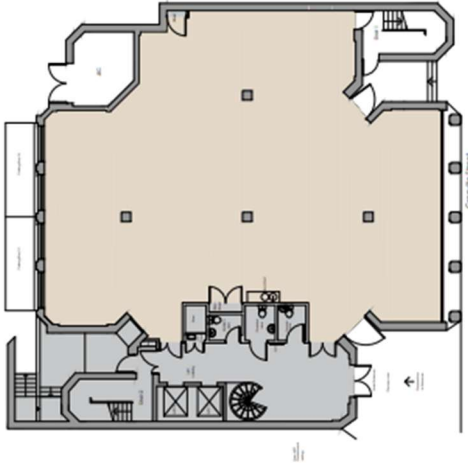
KEY:
 GIA
 NIA



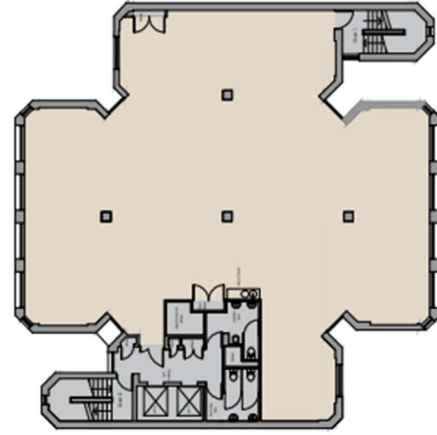
FIRST FLOOR PLAN
 GIA = 418 SQM
 NIA = 346.9 SQM



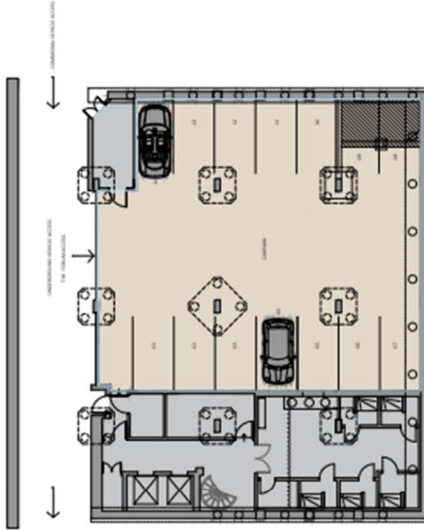
FOURTH FLOOR PLAN
 GIA = 358 SQM
 NIA = 272.5 SQM



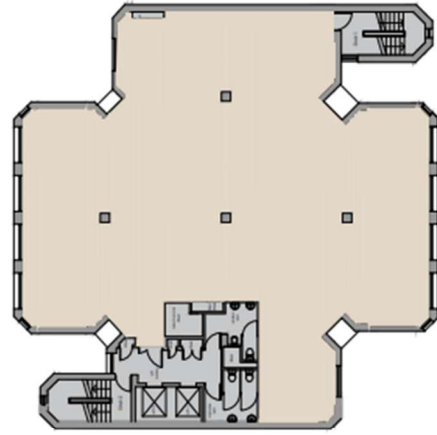
GROUND FLOOR PLAN
 GIA = 423 SQM
 NIA = 320.2 SQM



THIRD FLOOR PLAN
 GIA = 418 SQM
 NIA = 348.0 SQM



BASEMENT FLOOR PLAN
 GIA = 410 SQM
 NIA = 281 SQM



SECOND FLOOR PLAN
 GIA = 418 SQM
 NIA = 348.0 SQM