

COMMERCIAL PROPERTY OFFICE OPPOTUNITY



Sarre & Company
CHARTERED SURVEYORS

FITTED OUT OFFICES PRIME LOCATION 7 BOND STREET, ST HELIER



APPROXIMATELY 1,783 SQ.FT.

+ PARKING & STORAGE

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



**The Property
Ombudsman**

7 BOND STREET ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District.

More specifically, the property is situated on the Southside of Bond Street, mid-way between the junctions with Pitt Street and Conway Street.

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

DESCRIPTION

The property is of period design, in a mid-terraced position, with the offices in question forming the entirety of the second floor and we attach a floor plan for reference purposes.

The property benefits from the following modern-day office amenities.

- Suspended ceilings;
- Fluorescent and spot lighting;
- Comfort cooling/comfort heating;
- Painted and plastered walls;
- Part double glazing;
- Perimeter trunking;
- Kitchen facilities;
- Male & female WC facilities;
- Various partitioned offices;
- Fitted boardroom;
- Excellent natural light.

ACCOMMODATION

The second floor accommodation comprises of a net internal area of approximately 1,783 sq.ft, with a separate kitchen of 66 sq.ft.

In addition, there is a basement storage area potentially available extending to approximately 442 sq.ft., with lift access to the second floor.

To the rear there is potentially parking for 2 small cars, or 1 substantial car.

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TENURE

The premises are available by way of a new effectively fully repairing and insuring lease for a term of up to 9 years, with potentially a break clause if required.

The lease will be subject to 3 yearly open market rent reviews.

A service charge will be levied to cover the upkeep and maintenance of the communal areas on a fair proportional basis.

It is agreed however the tenant shall not be responsible for any form of structural repair or major external repair required to the building over the duration of the lease.

RENTAL

Offices	£24 per sq.ft
Basement	£8 per sq.ft.
Parking	£1,700 per annum per space.

OCCUPATION

On 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. A negotiated deposit would be accepted if warranties are not strong enough.

7 BOND STREET ST HELIER

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb
or Annie Bolle-Jones**

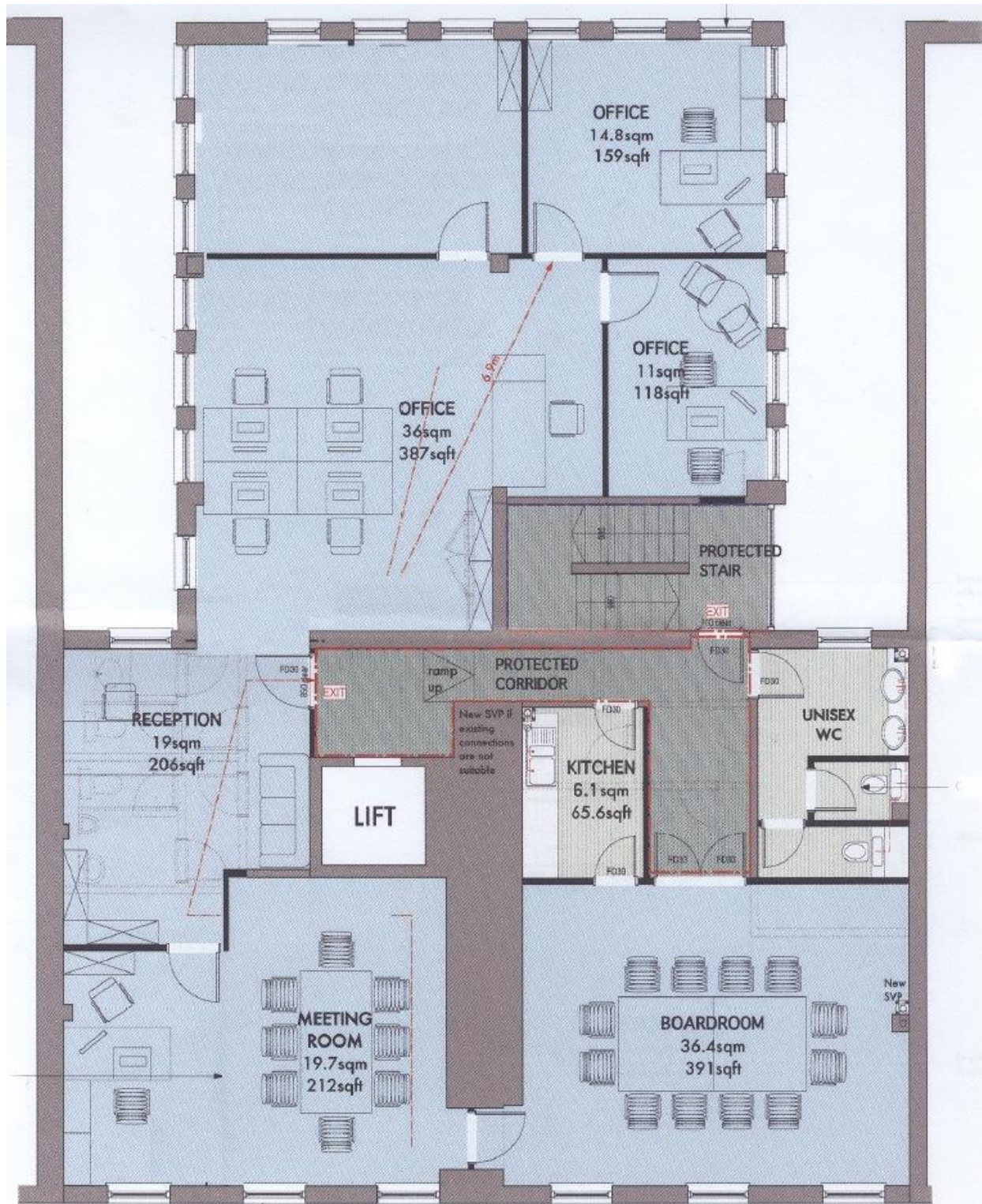
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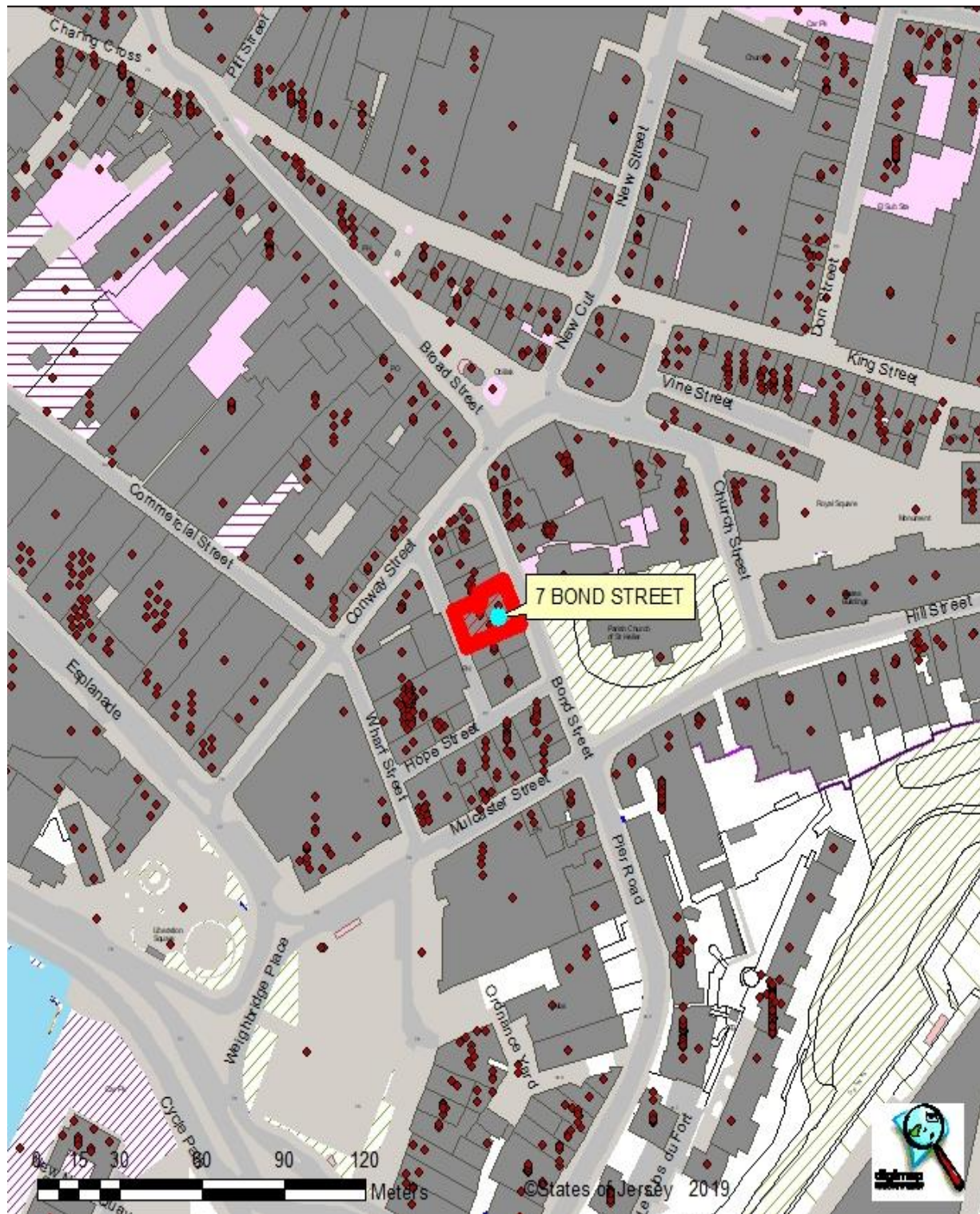
**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

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

7 BOND STREET ST HELIER

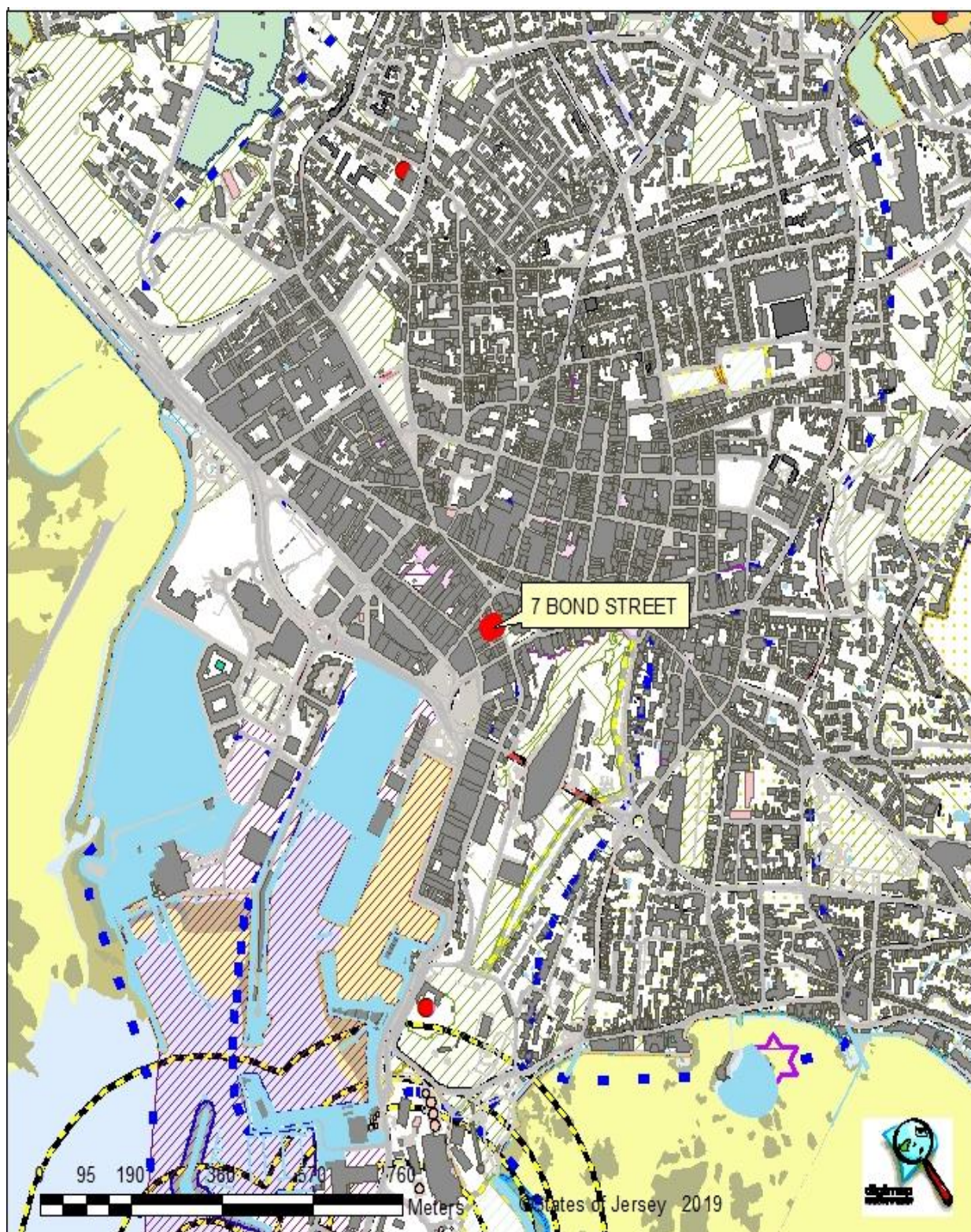


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