

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY GROUND FLOOR OFFICES TO LET UNIT 2, MILLAIS HOUSE CASTLE QUAY THE WATERFRONT ST HELIER



APPROXIMATELY 2,366 SQ.FT.



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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**The Property
Ombudsman**

Unit 2 Millais House Castle Quay, St Helier

LOCATION

The property is located on St Helier's Waterfront, fronting directly onto Elizabeth Marina.

The property forms part of the Castle Quay development consisting of ground floor commercial units with high quality apartments above.

This location benefits from being just a 10-minute walk from St Helier's town Centre, close to numerous amenities including the Marinas, the Ferry Terminal, the Bus Station, Fitness First, the Cinema and the Aqua splash.

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



West Facing View

Unit 2 Millais House Castle Quay, St Helier

DESCRIPTION

The premises consist of an efficient ground floor office suite fronting Elizabeth Marina.

The premises are being rebuilt internally to provide efficient open plan offices with the following specification:

- Suspended ceilings;
- LED lighting;
- Comfort cooling and comfort heating;
- Male and female WC facilities;
- Kitchenette;
- Enclosed summer terrace;
- Views over Elizabeth Marina.

We attach floor plans showing two different layouts, for reference purposes.

ACCOMMODATION

The approximate Net Internal Area is as follows:

Ground Floor Offices 2,366 sq.ft.

TENURE

The property is being offered on a new internal repairing and insuring 9 year lease and will be subject to 3 yearly Jersey Cost of Living rent reviews.

The lessee will be responsible for a fair proportion of the overall building service charge applicable to Unit 2.

RENTAL

Offices £37.50 per sq.ft.

Unit 2 Millais House Castle Quay, St Helier

OCCUPATION

Upon completion of legal formalities and the lessor Cat A works.

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, Julian Roffe FRICS MCI. Arb
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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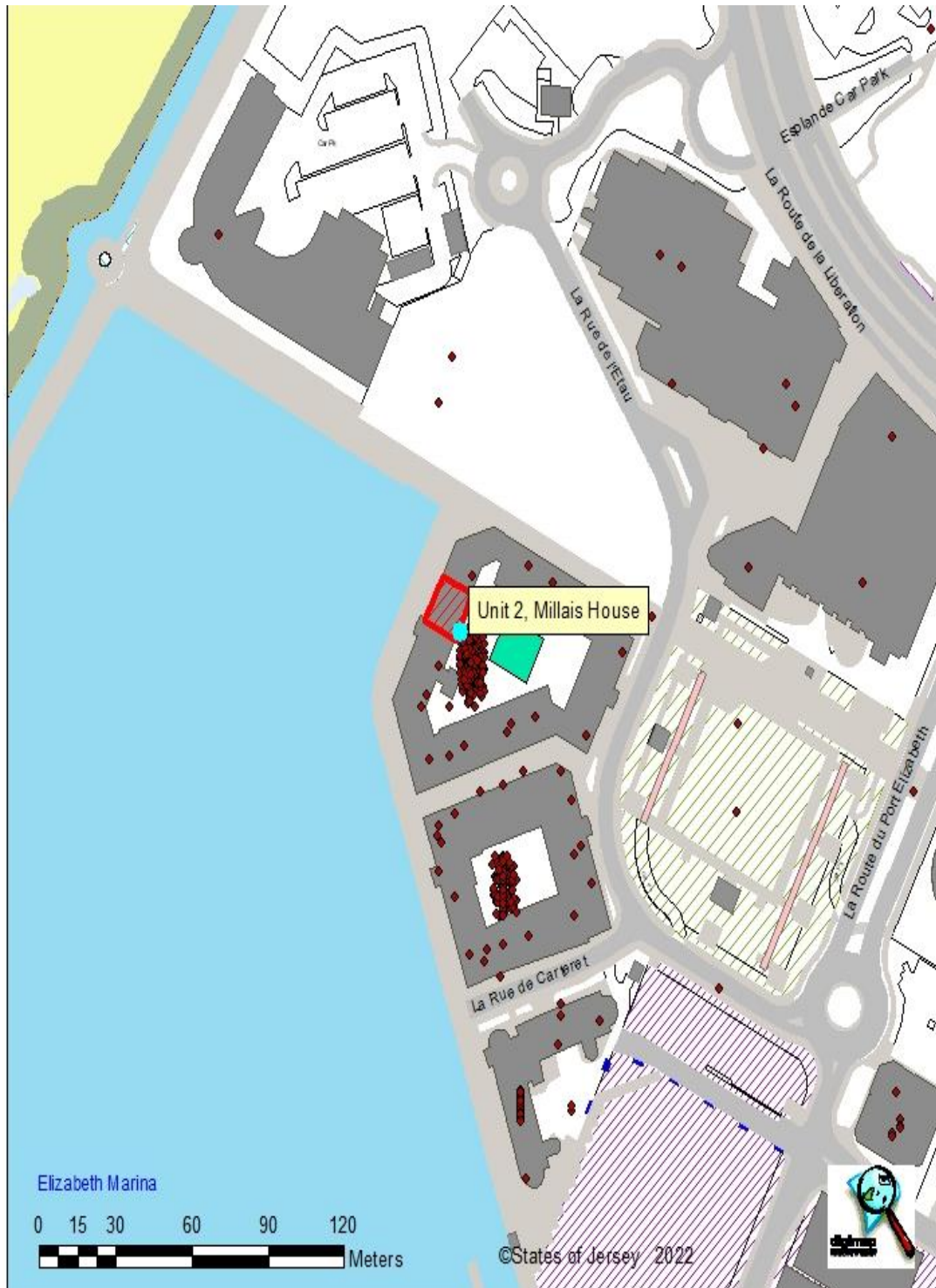
KEY:

Reception Area

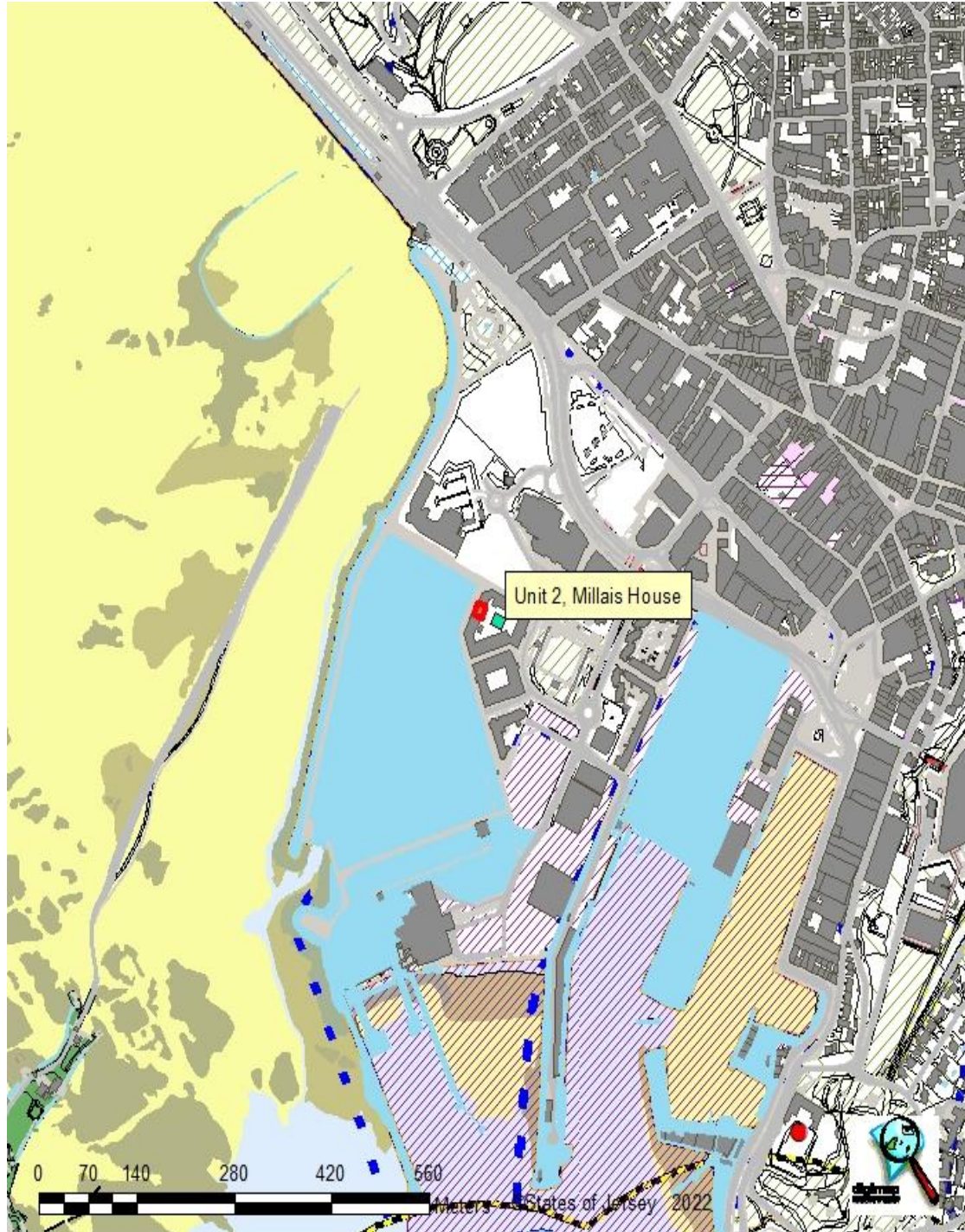
Office

AXIS MASON	
10000 10th Ave Suite 1000 Denver, CO 80202	
Client	Axis Mason
Project	10000 10th Ave Suite 1000 Denver, CO 80202
Design Firm	Axis Mason
Design No.	10000 10th Ave Suite 1000 Denver, CO 80202
Scale	1/8" = 1'-0"
Date	10/10/2023
Drawn By	Axis Mason
Checked By	Axis Mason
Sheet No.	10000 10th Ave Suite 1000 Denver, CO 80202
Total	10000 10th Ave Suite 1000 Denver, CO 80202

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Internal Entrance



Side Entrance