



**Beachside Business Centre, Rue du Hocq, St. Clement**

**£900,000**

**BROADLANDS**  
COMMERCIAL



# Beachside Business Centre, Rue du Hocq

St. Clement, Jersey

- Available for sale or to let
- 4 car parking spaces and with bike storage on site
- Please contact Nick on 07797751558 or [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) Guy Gothard 07797737127 or [guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)

## Location

This property is situated to the southern end of La Rue du Hocq within a stones throw of the beach. The property is within close proximity to St Clements Parish Hall, Le Hocq Inn and Le Hocq Tower as well as Le Hocq car park.

## Description

The elegant offices are constructed over ground and two upper floors comprising solid floors, perimeter trunking, and a mix of LED & fluorescent lighting. WC's facilities are located on the second floor and there is a kitchen on the 1st floor landing. There is no lift access. Currently, all floors are arranged as office accommodation with 2 cellular meeting rooms on the 1st floor. There are some character features, including exposed granite walls and wooden beams within parts of the property. The property also benefits from on site car parking for 4 cars as well as bike storage located to the rear of the property and accessed through the granite archway.





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St. Clement, Jersey

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**Accommodation**

The property has been measured in accordance with the RICS code of measuring practice. The property provides the following net internal areas. Ground Floor: 759 sq.ft (70.51 sq.m) First Floor: 1,311 sq.ft (121.79 sq.m) Second Floor: 667 sq.ft (61.97 sq.m) Areas under 5ft: 165 sq.ft (15.33 sq.m) Total: 2,737 sq.ft (254.27 sq.m) (excluding areas under 5ft).

**Availability**

The premises are available immediately.

**Lease Terms**

The premises are available as a whole or on a floor by floor basis on a flexible, all-inclusive basis.

**Rental or Sale**

The property is available for a freehold sale at asking price £900,000 All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable. Alternatively, the property is available to let on a new 9 year lease, or longer by negotiation. Rental price on application.

**Legal Costs**

Each party to bear their own legal costs and any other cost incurred in the letting or sale of this property.

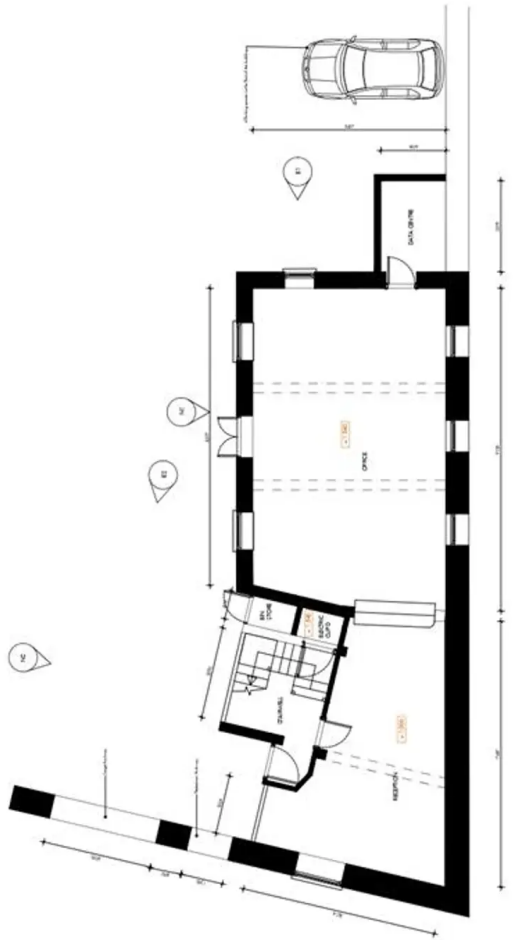
**Viewing**

Strictly by appointment with the Lessor's sole agent. Nick Trower MRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) [www.broadlandsjersey.com](http://www.broadlandsjersey.com) Guy Gothard FRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797737127 [guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com) [www.broadlandsjersey.com](http://www.broadlandsjersey.com) Alistair Sarre MRICS [alistair@sarreandcompany.co.uk](mailto:alistair@sarreandcompany.co.uk) Julian Roffe FRICS [julian@sarreandcompany.co.uk](mailto:julian@sarreandcompany.co.uk) Sarre & Co [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk) Tel 01534 888848



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Revision	Date	Description
1		
2		
3		



**Client**  
 Bayshore Business Centre  
 One 2000  
 2000  
 Jersey

**MAC**  
**ARCHITECTURE FOR YOU**  
 2240 Chapel St. Suite 200  
 New Haven, CT 06511  
 www.mac-ny.com / 203.787.1111

**Project**  
 Bayshore Business Centre  
 Existing Ground Floor

Date	1/20/12	Drawn by	12070402/2012
Project	Bayshore	Scale	884 - 050
Sheet	884 - 050	Rev	X

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