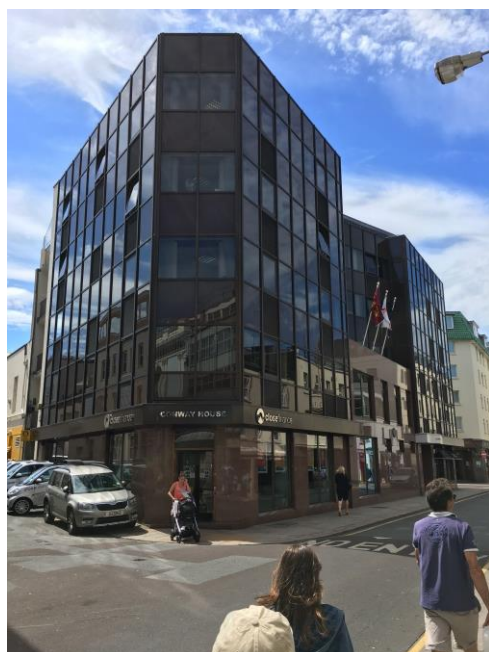


3rd & 4th Floors, Conway House, St. Helier, Jersey

OFFICE
TO LET

NET
INTERNAL
AREA
2,068 –
4,338SQ.FT.

MODERN
REFURBISHED
ACCOMODATION



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E info@d2re.co.uk
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Office Address

Ground Floor, Dialogue House,
2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

An alliance member of
**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

LOCATION

The property occupies a very prominent location in Conway Street close to the heart of St Helier. More specifically the property is roughly equidistant between Broad Street and the Esplanade and makes the junction of Conway Street and Wharf Street. Many of the Island's main clearing banks are located in the immediate environs and Conway Street has a high flow of pedestrians from the centre of town to the Waterfront.

It is likely that this area will continue to improve as the Esplanade develops as the Island's main office location.

DESCRIPTION

The property was originally developed in the 1980's and is built on ground and four upper floors. The property is of steel frame construction clad with a mixture of polished granite and bronze anodised curtain walling.

The specification of the offices includes suspended ceilings with recessed fluorescent lighting, and three compartment perimeter trunking. The premises have the benefit of comfort heating and cooling.

Internally the offices on each floor provide open plan office accommodation, a separate boardroom, kitchen and male and female WC's.

The property has a 4-person hydraulic passenger lift providing access to all floors.

ACCOMMODATION

The premises provide the following areas:

3rd Floor:	2,270 sq.ft	(210.89 m2)
4th Floor:	2,068 sq.ft	(192.12 m2)
Total Office Area:	4,338 sq.ft	(403.01 m2)

In addition, there is one car parking space available with the premises which is located on Cross Street.

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The premises are available as a whole, or on a floor by floor basis via a new effective full repairing and insuring lease(s) for a term of 9 years. The lease(s) will be subject to three yearly, upward only, open market rent.

RENTAL

The office premises are available at a rental of £26.00 per sq.ft. which is inclusive of rent, service charge and sinking fund.

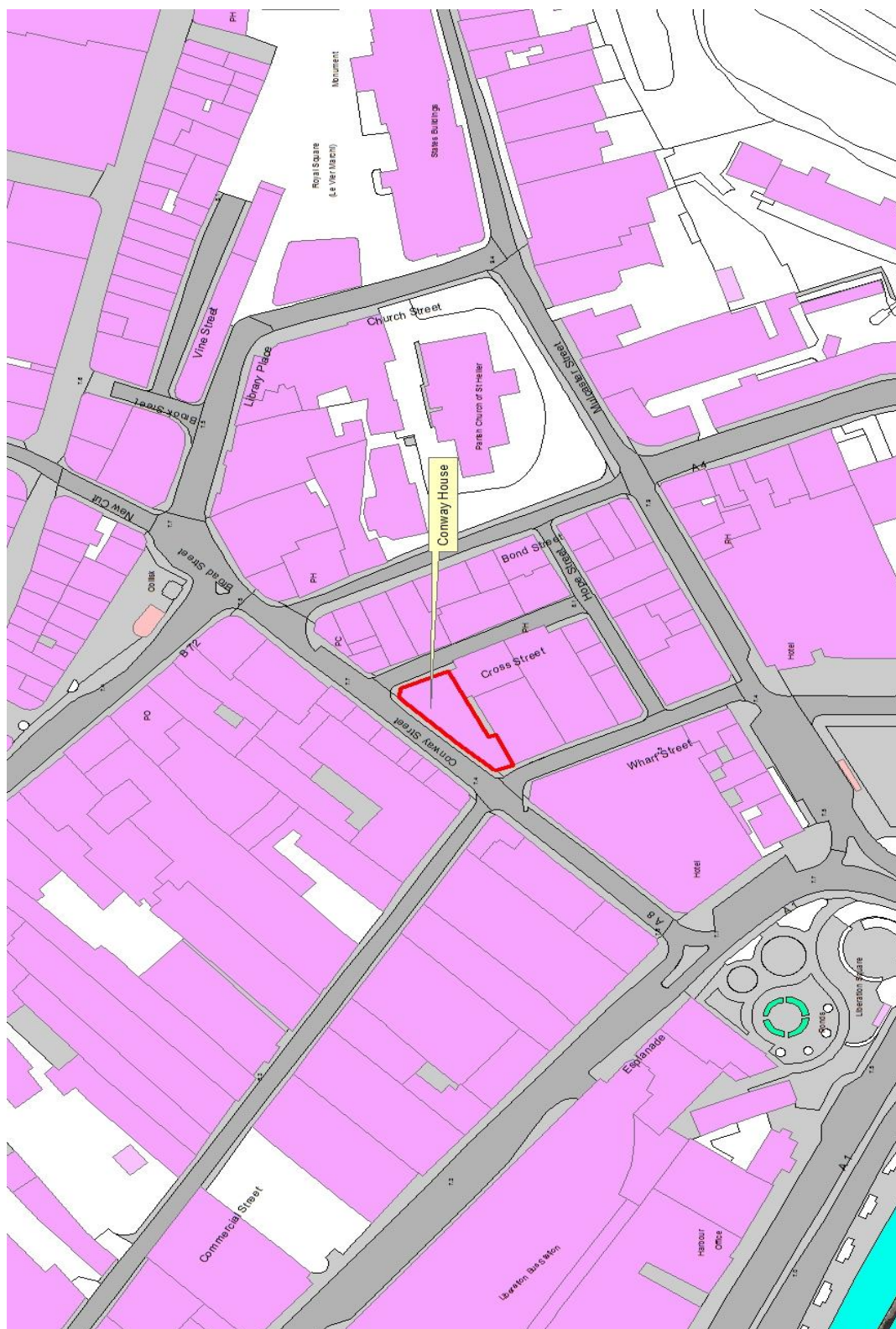
There is 1 car parking space available at a rental of £2,750 per annum.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

LEGAL COSTS

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

LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE
Ground Floor, Dialogue
House 2 – 6 Anley Street
St. Helier Jersey, JE4
8RD

CONTACT
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