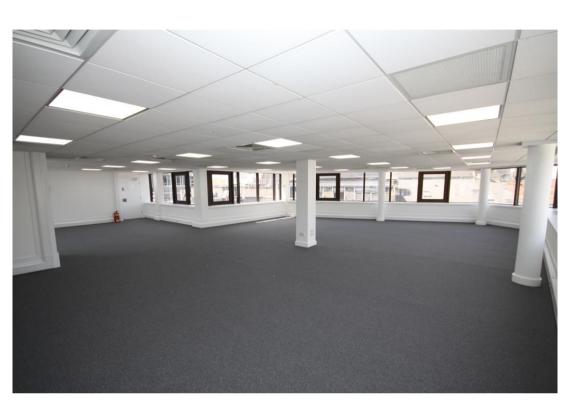


3rd & 4th Floors, Conway House, St. Helier, Jersey







MODERN REFURBISHED ACCOMODATION

OFFICE

TO LET

NET

INTERNAL

AREA

2,068 -

4,338sq.ft.

T +44 (0) 1534 629001 E info@d2re.co.uk W www.d2re.co.uk

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



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 £21.00 per sq.ft exclusive of 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.

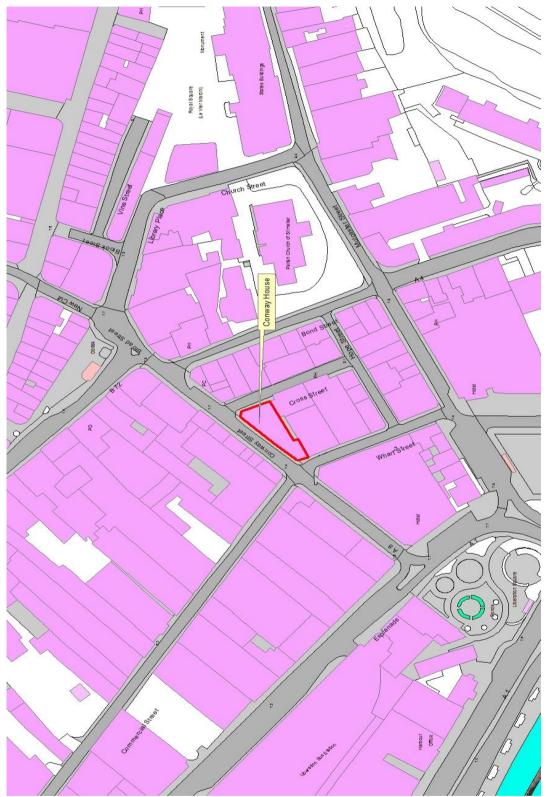
LEGAL COSTS

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

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



LOCATION MAP



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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

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