

# 2<sup>nd</sup> Floor, 28 New Street, St. Helier, Jersey

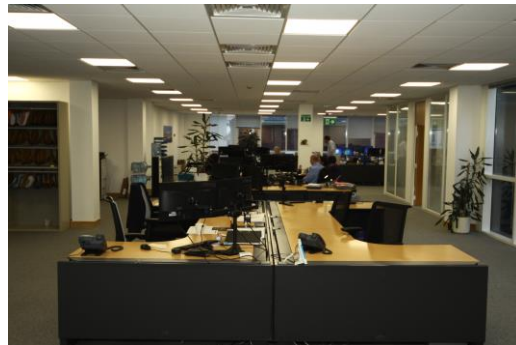


OFFICE  
TO LET

NET  
INTERNAL  
AREA  
4,714SQ.FT.

SHORT TERM IRI  
LEASE

FLEXIBILITY



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**Office Address**

Ground Floor, Dialogue House,  
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Company number: 80923

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**BNP PARIBAS  
REAL ESTATE**

Regulated by RICS

2<sup>nd</sup> Floor, 28 New Street, St. Helier, Jersey

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## LOCATION

The property is situated on the western side of New Street a short distance south of its junctions with Burrard Street and Union Street. The property is also a short distance from the prime retail area of King Street.

Other occupiers in the area include Lloyds TSB, HBOS, Deutsche Bank, Bedells, Estera, Bank of India and Baccata Trustees.

## DESCRIPTION

The property was developed in 1997 and is of steel frame construction with part granite clad and part stone clad facades under a part flat, part pitched slate roof with dormer windows to the upper level. The property provides office accommodation on ground, first, second and third floors.

Internally, the property benefits from a refurbished Cat A specification including air conditioning, fully accessible raised flooring, suspended ceilings and recessed lighting.

The internal layout of the 2<sup>nd</sup> floor provides a mix of open plan and cellular office space with a number of **meeting rooms, kitchen and male and female WC's**.

There is a large atrium to the northern elevation providing good natural light within the premises.

There is a 10 person, 800kg OTIS lift providing access to all floors.

To the rear of the ground floor, there is a garage with 11 car parking spaces and communal bike racks.

## ACCOMMODATION

The second floor extends to 4,714 sq.ft measured on a net internal basis

## AVAILABILITY

The premises are available immediately until 12<sup>th</sup> June 2019.

## LEASE TERMS

The premises are available by way of a license for a term ending on 12<sup>th</sup> June 2019.

The lease will be granted on an internal repairing and insuring basis.

## RENTAL

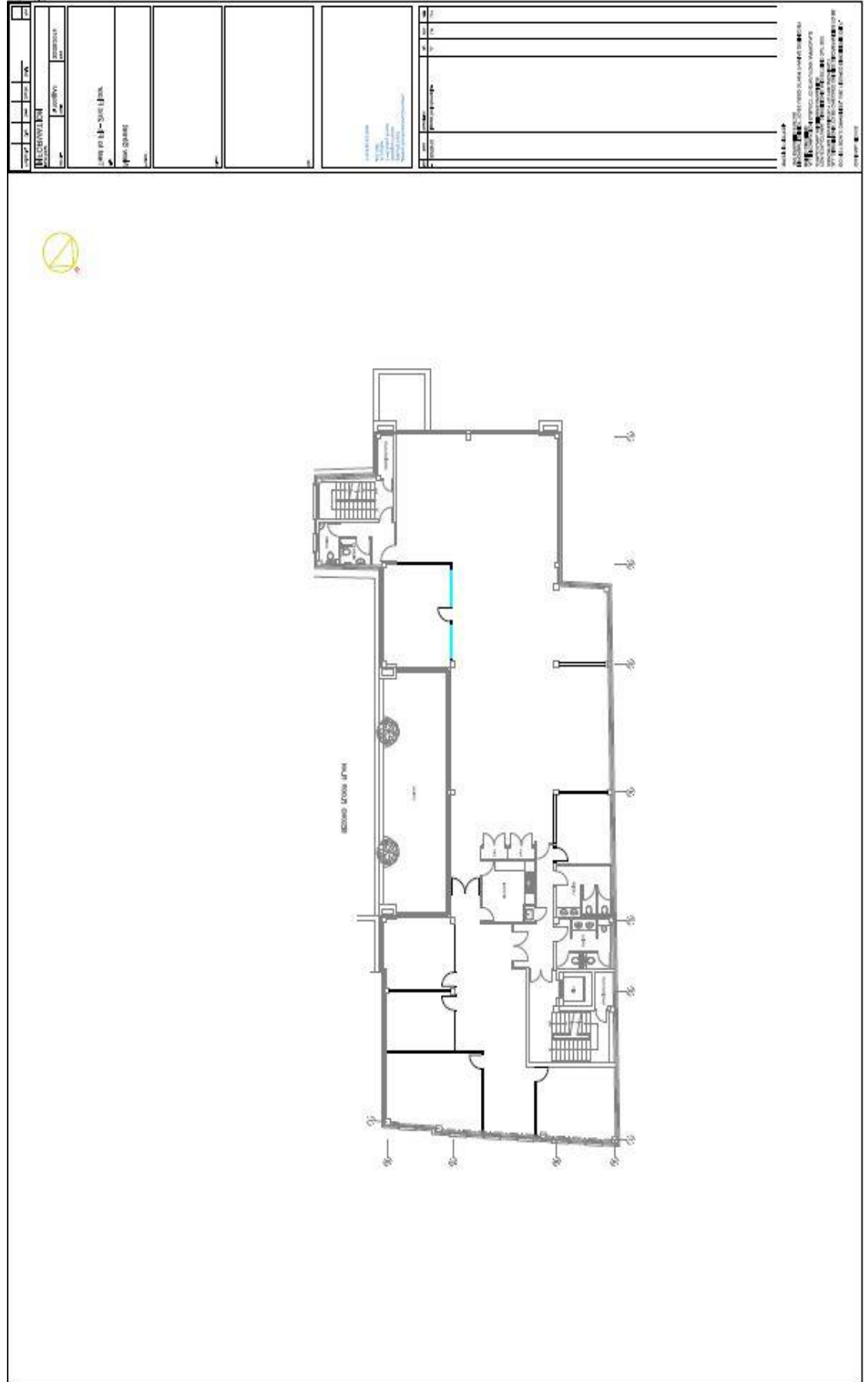
The premises are available at an all-inclusive rental of £28 psf.

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

## LEGAL COSTS

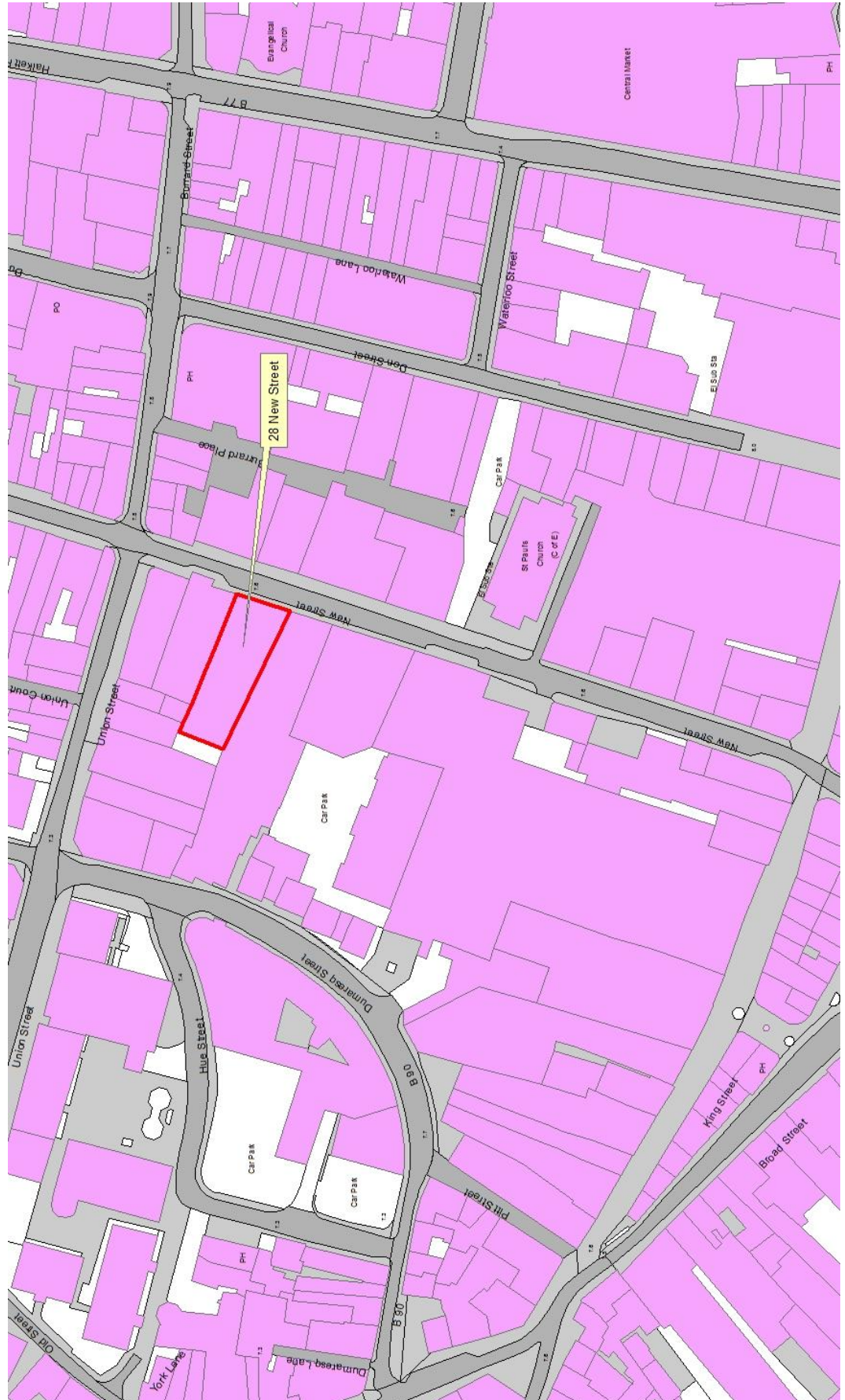
Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

**FLOOR PLAN**



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



## VIEWING

Strictly by appointment  
with the Sub-Lessor's  
sole agent;

**D2 REAL ESTATE**  
Ground Floor, Dialogue  
House 2 – 6 Anley Street  
St. Helier Jersey, JE2  
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