

# 33 Hill Street, St. Helier, Jersey









GROSS INTERNAL AREA 710 – 2,099sq.ft.

MODERN REFURBISHED ACCOMODATION

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#### Office Address

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





#### LOCATION

This property is centrally located at the eastern end of Hill Street on its northern side in a prominent position. The property is situated within 100 metres of The States Chambers, Mourier House and the Royal Square.

33 Hill Street is also located a short walk from the revitalized Weighbridge area of town, the newly constructed Liberty Wharf mixed use scheme, the proposed new Financial Services Centre on the Waterfront/Esplanade area in addition to the main retail areas of King Street and Queen Street.

Snow Hill car park is located within a 5-minute walk of the property.

## **DESCRIPTION**

The property is of traditional masonry construction built under a mansard style roof with a dormer window in the southern elevation. The property is built over ground and 3 upper floors and provides office accommodation on all floors.

Internally the offices provide a good specification including solid floors with carpeting, solid ceilings with fluorescent strip lighting and perimeter trunking. There are male and female WC's on the ground and first floors.

The Property has been refurbished throughout with **new ceilings**, **lighting**, **carpets**, **kitchens and WC's**. The façade has also been redecorated.

### ACCOMMODATION

The Property is available to let as a whole, or the landlord will consider splitting the Property on a floor by floor basis. The property provides the following gross internal areas:

Ground Floor: 691 sq.ft (64.20 sq.m)

Kitchen: 19 sq.ft (1.77 sq.m)

710 sq.ft (65.96 sq.m)

 First Floor:
 354 sq.ft (32.89 sq.m)

 Second Floor:
 283 sq.ft (26.29 sq.m)

 Ancillary:
 237 sq.ft (22.02 sq.m)

 Third Floor:
 488 sq.ft (45.34 sq.m)

 Reduced head height:
 27 sq.ft (2.51 sq.m)

1,389 sq.ft (129.00 sq.m)

Total: 2,099 sq.ft (194.96 sq.m) (Gross).

## **AVAILABILITY**

The premises are available to let immediately as a whole or in part.

#### LEASE TERMS

The property is available to let on flexible terms.

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.



# **RENTAL**

The premises are available at the following quoting rentals:

Ground Floor: £17,275 per annum.

Upper Floors: £20,200 per annum.

Whole Property: £37,475 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.

# **FLOOR PLANS**

Street

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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, JE2 3QE

# CONTACT

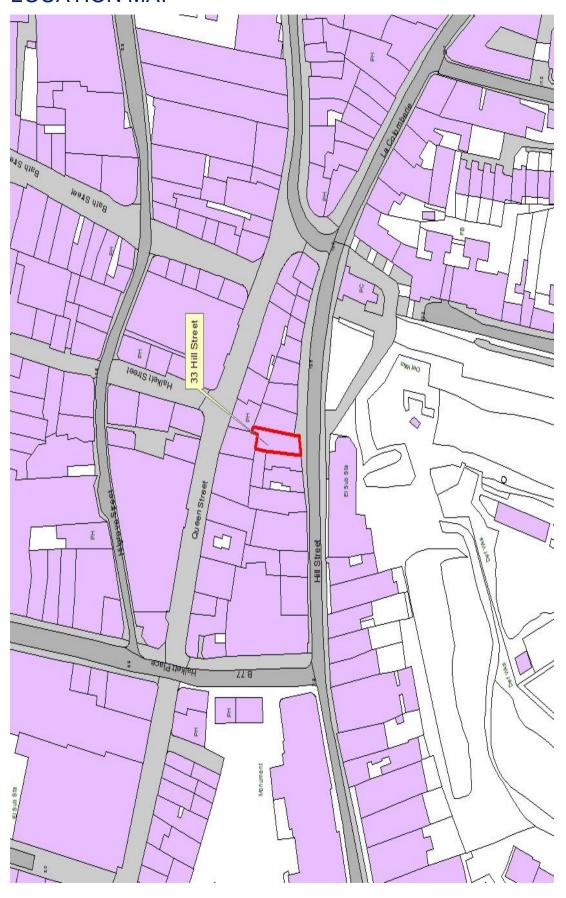
Nick Trower MRICS

# **TELEPHONE** 01534 629001

#### **EMAIL**

nick.trower@d2re.co.uk

# **LOCATION MAP**



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