

33 Hill Street, St. Helier, Jersey

OFFICE
TO LET

GROSS
INTERNAL
AREA
710 –
2,099SQ.FT.

MODERN
REFURBISHED
ACCOMMODATION



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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

33 Hill Street, St. Helier, Jersey

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.

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.

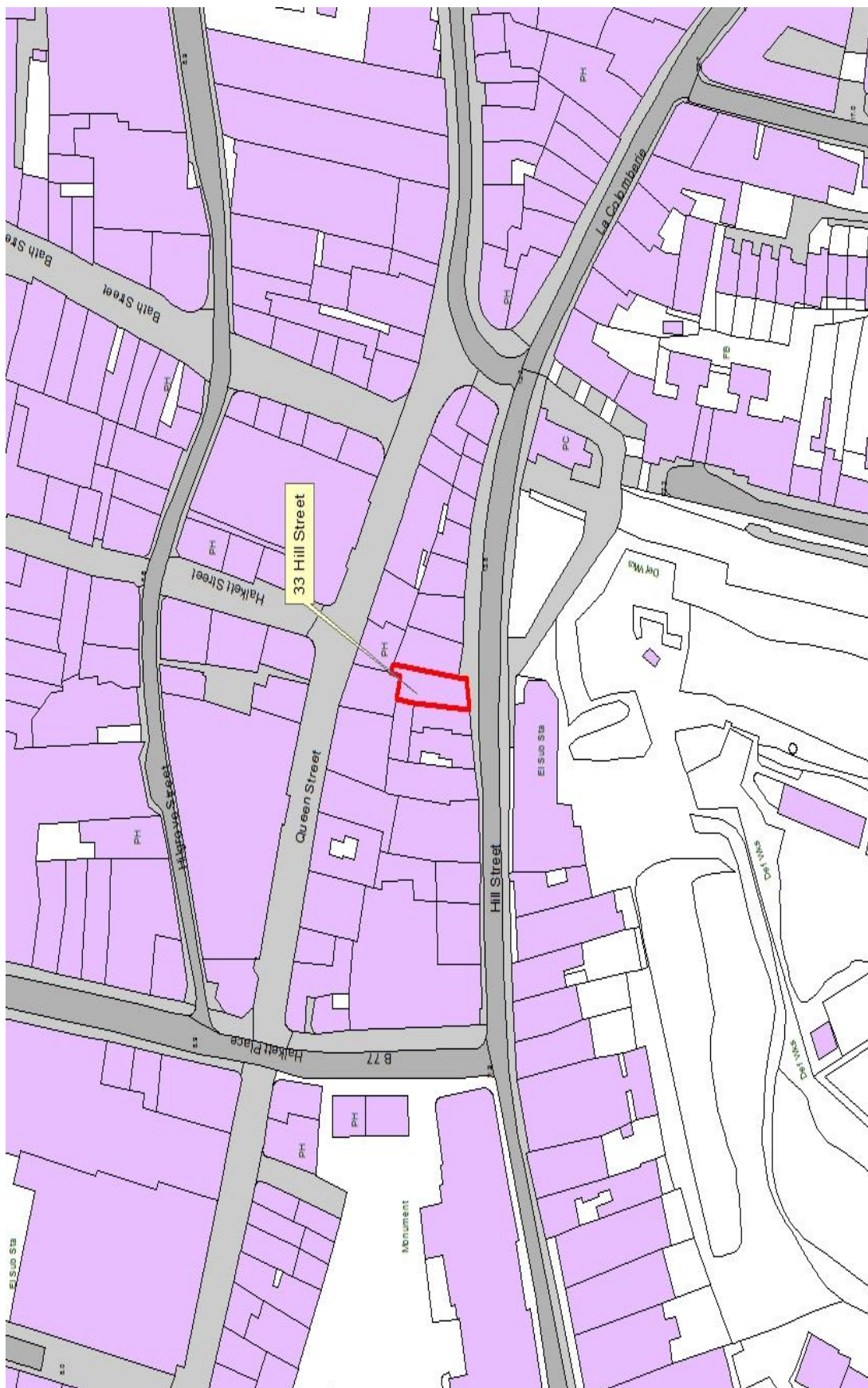
LEGAL COSTS

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

FLOOR PLANS



LOCATION MAP



VIEWING

Strictly by appointment
with the **Lessor's** sole
agent;

D2 REAL ESTATE

Ground Floor, Dialogue
House 2 – 6 Anley Street
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CONTACT

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