

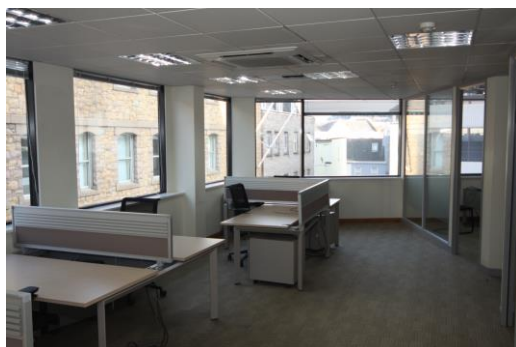
# Dialogue House, 2 – 6 Anley Street, St. Helier, Jersey



OFFICES  
TO LET

NET  
INTERNAL  
AREA  
659 - 1,387  
SQ.FT.

MODERN  
FITTED  
ACCOMODATION



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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 is located a short distance west of the centre of St Helier and is adjacent to the junction of Anley Street and Le Rue des Mielles. The property backs onto the rear of the Esplanade and Anley Street itself links the Esplanade through Sand Street and is a predominantly commercial area with a number of high profile offices within the immediate vicinity. Nearby occupiers include Jersey Financial Services, Capita, HSBC, Citibank, Aztec, Ogier, PWC, Brevan Howard, BNP Paribas, KPMG, Ernst and Young and Regus amongst others.

Sand Street Multi Storey Car Park is within 50m of the property.

The Esplanade, Anley Street and Castle Street are regarded as the prime office locations within St Helier.

The property is also only a few minutes' walk away from St Helier's main shopping area of King Street and Queen Street.

## 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, of which only the third floor is available.

To the rear of the ground floor, there is a garage with 4 car parking spaces.

Internally, the property benefits from a modern Cat A specification including air conditioning, fully accessible raised flooring, suspended ceilings, recessed lighting and the specification is as one would expect for a property of this nature.

The property has undergone a rolling programme of refurbishment including replacement of the air conditioning and is available in a turnkey condition including the current tenant's high specification fit-out.

## ACCOMMODATION

The floor areas were agreed between the landlord and tenant at the commencement of the lease. We have split the floors between front and rear sections and these are as follows:

Ground Floor Front:	1,822 sq.ft. - LET
Ground Floor Rear:	839 sq.ft. - AVAILABLE
First Floor Front:	2,887 sq.ft. - LET
First Floor Rear:	659 sq.ft. - AVAILABLE
Second Floor Front:	2,618 sq.ft. - LET
Second Floor Rear:	755 sq.ft. - LET
Third Floor:	1,387 sq.ft. - AVAILABLE
Total Area:	10,967 sq.ft.

Car Parking x 4 spaces.

## AVAILABILITY

The property is available immediately until 22 January 2022 when the head lease expires. Extensions to this date can be separately negotiated with the Landlord.

## LEASE TERMS

Sub-letting of individual suites will be on flexible terms by negotiation. Electricity will be sub-metered and charged separately.

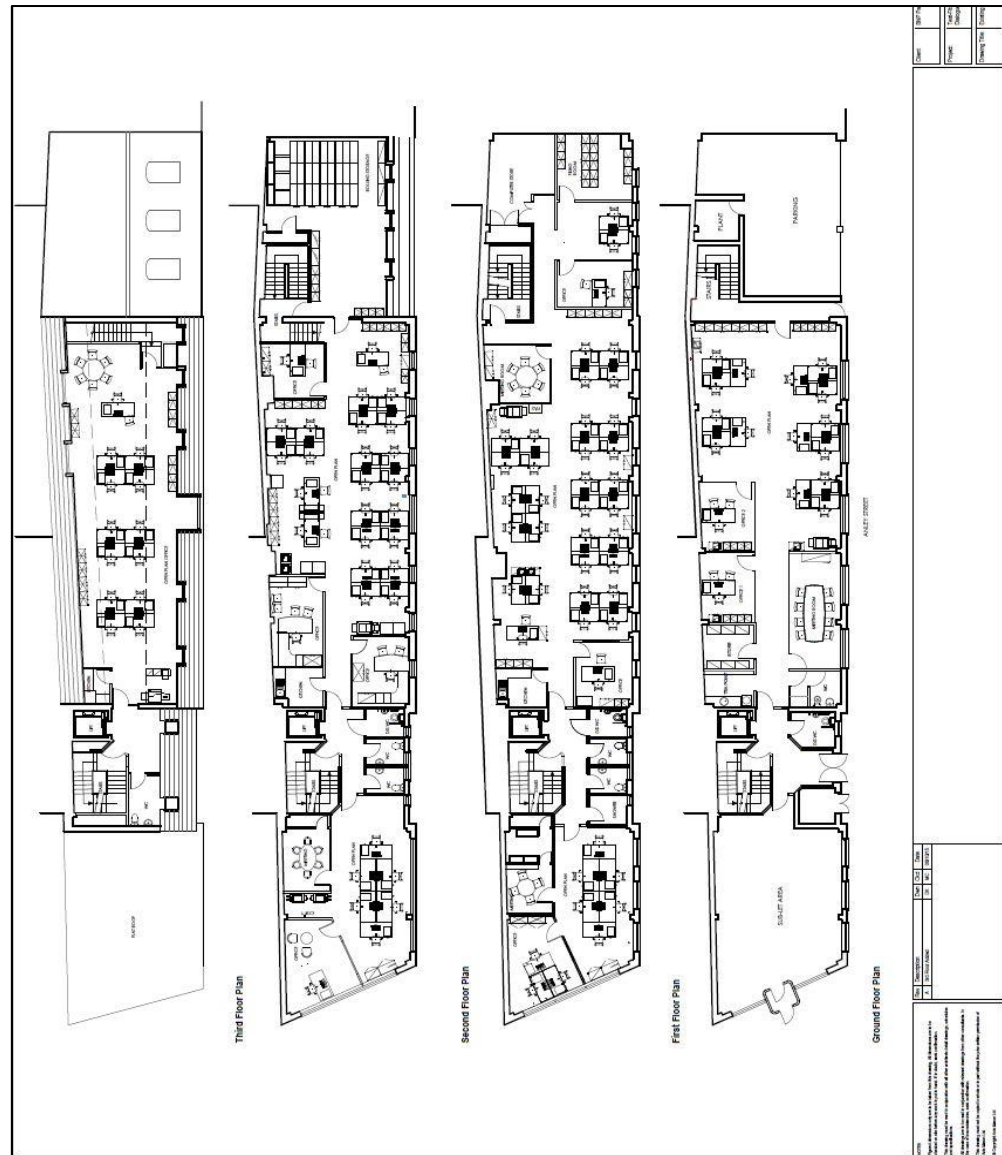
Assignment and extension of Head Lease possible and further details will be provided on request.

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

## LEGAL COSTS

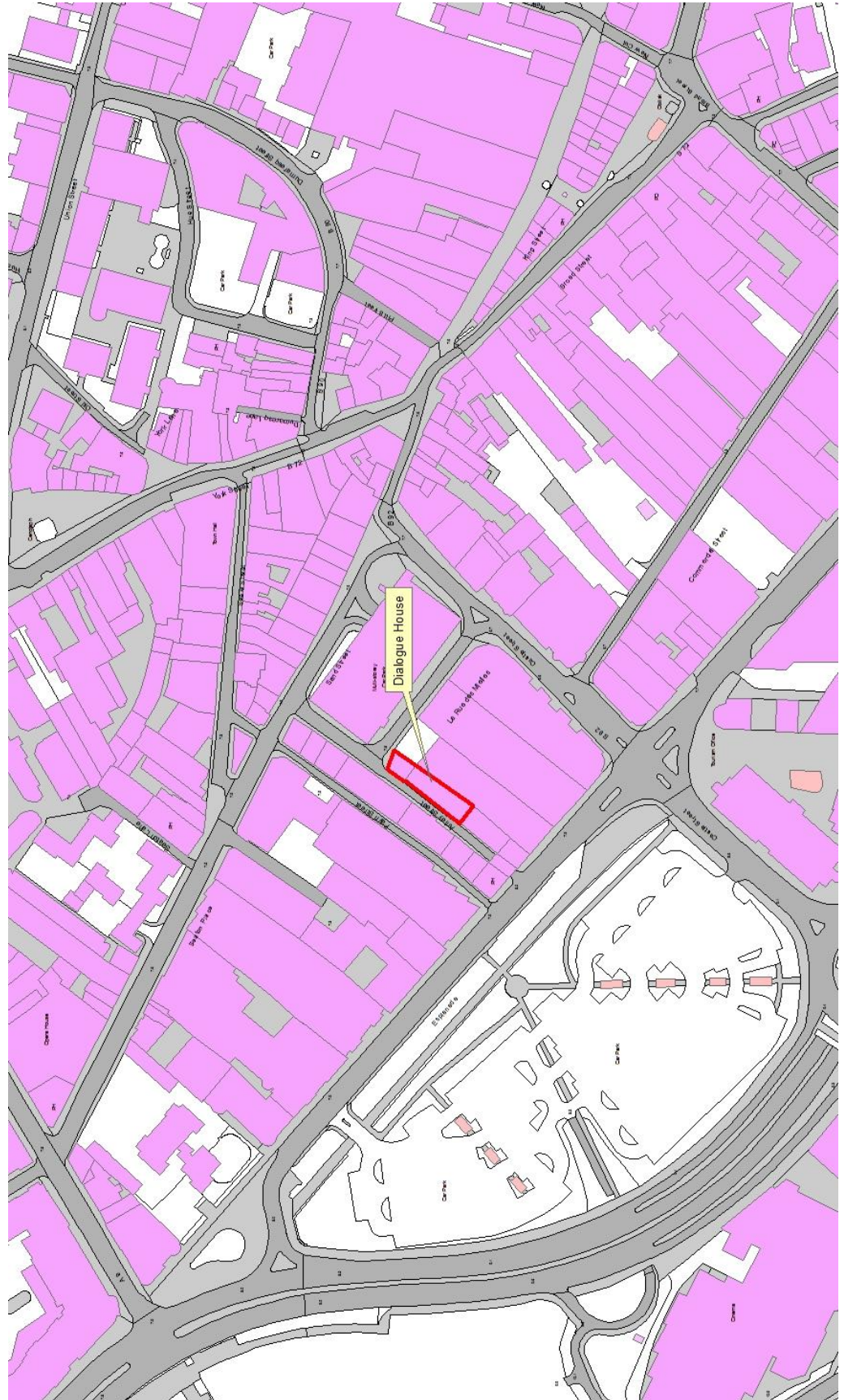
Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

## 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**  
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House 2 – 6 Anley Street  
St. Helier Jersey, JE2  
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