

Unit 7, Millais House, Castle Quay, St. Helier, Jersey



RETAIL
TO LET

GROSS
INTERNAL
AREA:

2,320 sq.ft



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Office Address

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Company number: 80923

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REAL ESTATE**

Regulated by RICS

Unit 7, Millais House, Castle Quay, St. Helier, Jersey

LOCATION

Castle Quay is a large development of 484 apartments and 45,000 sq.ft of commercial space in the premier Waterfront location in St. Helier.

Castle Quay is a very short walk from the prime office locations on the Esplanade and nearby occupiers include Coopers Coffee, Tiffins, TGI Fridays, Aquasplash, Fitness First, Caslte Quay Foodhall, KFC and Pizza Hut.

Across from the Property is the main waterfront car park with further car parking provided within Les Jardins and the Esplanade, a short walk away.

To the north of Castle Quay is the new Horizon development (under construction) which will provide circa 280 new apartments and over 20,000 sq.ft of retail and food & beverage space within 3 buildings, which will be completed by 2022.

DESCRIPTION

Unit B7 is a purpose-built commercial unit located on the ground floor of Castle Quay. The structure is of a concrete frame with excellent floor to ceiling height of in excess of 4½ metres and is supplemented by a summer terrace outside with 5ft glazed panel protection and in addition, a dedicated area within the Chart Room.

The unit benefits from a completely open plan layout and the specification includes air conditioning, suspended ceilings with recessed lighting, wiring, power back up and a mix of carpet and laminate wood flooring.

A number of occupiers have installed mezzanine floors within the units, therefore almost doubling the floor space within the premises (subject to planning consent).

WC facilities are provided within the Chart Room, within 20 metres of the entrance to the unit.

The unit also benefits from dual access, with one access from the Chart Room and the other from Quay Street.

ACCOMMODATION

The premises provide the following areas:

GIA:	2,320 sq.ft
Quay Street Alfresco:	202 sq.ft
Chart Room area:	224 sq.ft.

In addition, there is one car parking space available with the basement.

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The premises are available via a new effective full repairing and insuring lease for a term of 9 years. The lease will be subject to three yearly, upward only, open market rent reviews.

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RENTAL

The premises are available at a rental of £26.00 per sq.ft.

There is 1 secure basement 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.

USE

The Property is designated for use as retail premises.

Under the Planning and Building (General Development) (Jersey) Order 2011, there are permitted development rights to change Class A – retail properties to class K – medical and welfare. We would note there is a restrictive covenant in place on the Property stating it cannot be used as a GP Surgery or Pharmacy.

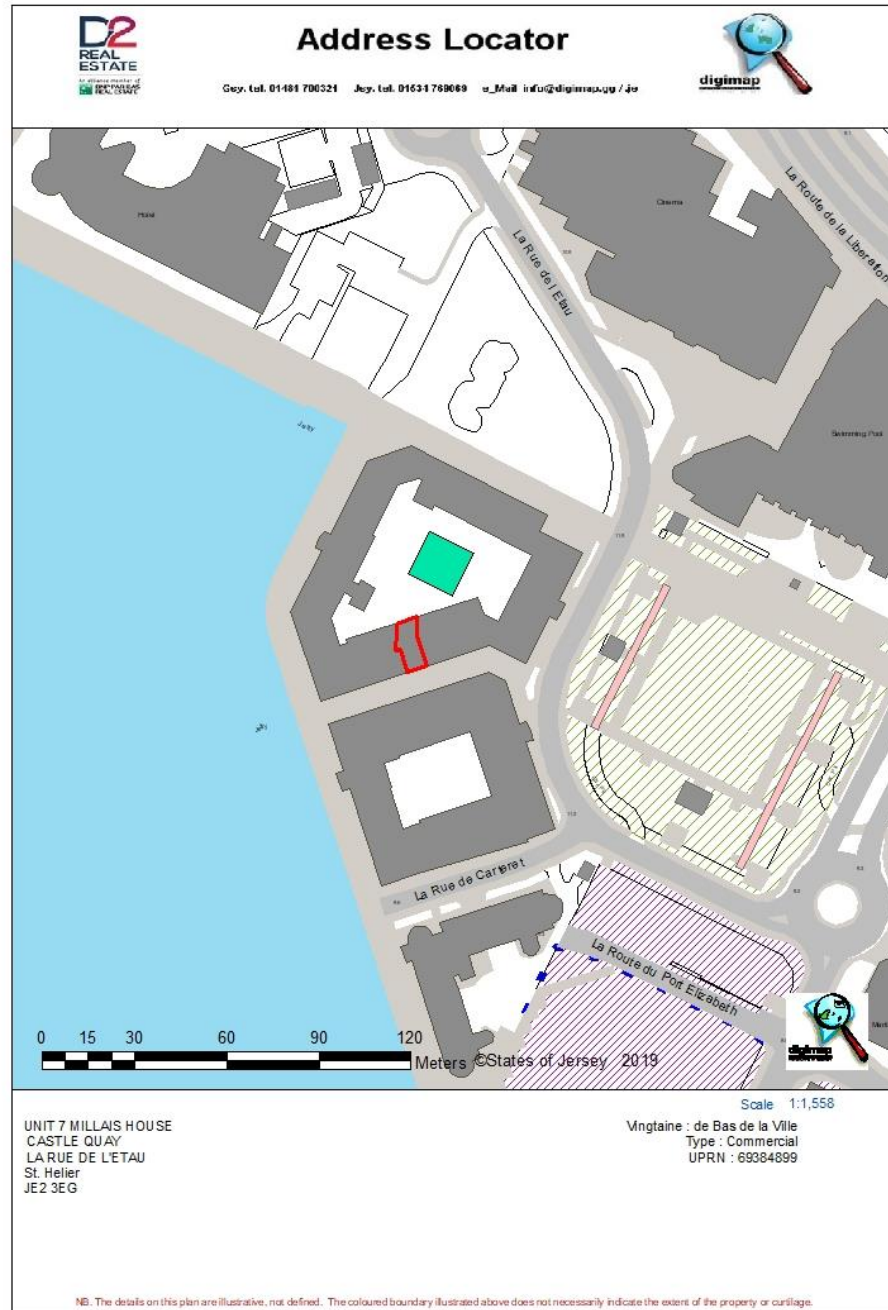
LEGAL COSTS

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

MILLAIS HOUSE PLAN



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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