

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







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Office Address Ground Floor, Dialogue House, 2-6 Anley Street, St Helier, Jersey, JE2 30E Company number: 80923



Regulated by RICS

RETAIL TO LET

GROSS INTERNAL AREA: 2,320 sq.ft



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.ftQuay 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.

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 statisfy 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 a rental of £26.00 per sq.ft.

There is 1 secure basement car parking space available at a rental of $\pounds 2,750$ 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.

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MILLAIS HOUSE PLAN



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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

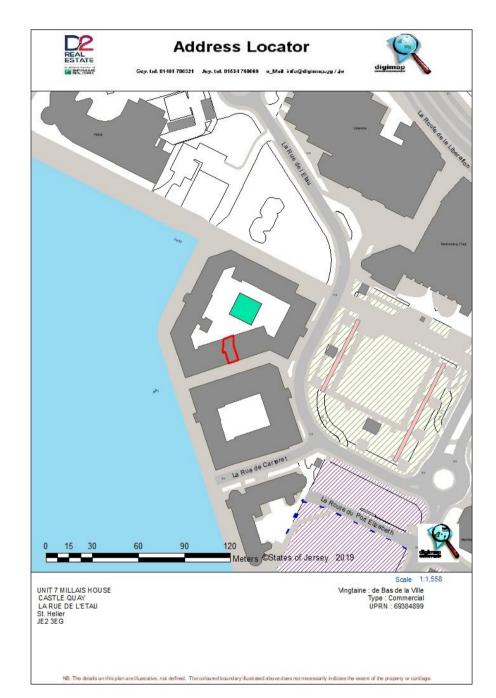
CONTACT Nick Trower MRICS

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3QE

EMAIL nick.trower@d2re.co.uk

LOCATION MAP



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