

2nd Floor, 7 Bond Street, St. Helier, Jersey.



OFFICE
TO LET

NET
INTERNAL
AREA
1,783SQ.FT.



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Office Address

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

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REAL ESTATE

Regulated by RICS

LOCATION

The property is located in the centre of St Helier in a prominent commercial location on the south western side of Bond Street. It is a short distance from the prime retail area of King Street and Queen Street.

The property is also located a short walk from the revitalised Weighbridge area of town, the Liberty Wharf mixed use scheme and the new International Finance Centre on the Waterfront/Esplanade.

More specifically, the property is located a short distance south of Bond Street's junction with Conway Street.

DESCRIPTION

7 Bond Street is a mid-terraced building constructed over basement, ground and three upper floors. The property is traditional masonry construction under a pitched roof.

The property benefits from a modern entrance lobby and high quality communal areas. There is a lift with access to all floors with capacity to take 4 people (450kgs).

The second floor provides open plan space with a reception area, a number of offices and a large boardroom. Male and female WC's and kitchen area are exclusively demised for use by the second floor office tenant.

The offices benefit from good natural light provision and have solid floors, carpets, perimeter trunking and suspended ceilings with recessed lighting and spotlights. There are double glazed timber sliding sash windows to the front of the property and single glazed metal framed windows to the rear. The premises benefits from 2 car parking spaces.

ACCOMMODATION

The second floor accommodation comprises of a net internal area of 1,783 sq.ft.

The basement storage area extends to 356 sq.ft and externally the premises benefit from 1 car parking space.

AVAILABILITY

The premises are available from October 2019.

LEASE TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of 9 years. The lease will be subject to 3 yearly open market rent reviews.

A service charge will be levied to cover the upkeep and maintenance of the communal areas.

RENTAL

The annual rental for the accommodation is £24 per sqft.

All rentals quoted are exclusive of all other outgoing 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.

Proposed Second Floor Plan

Annotations:

- 3 no. offices on existing staircase
- No alterations to existing staircase
- No alterations to existing WC's
- Form 4 no. new callous interview rooms using glass and large glazed partitioning
- Form new and glazed screen
- All external windows on existing

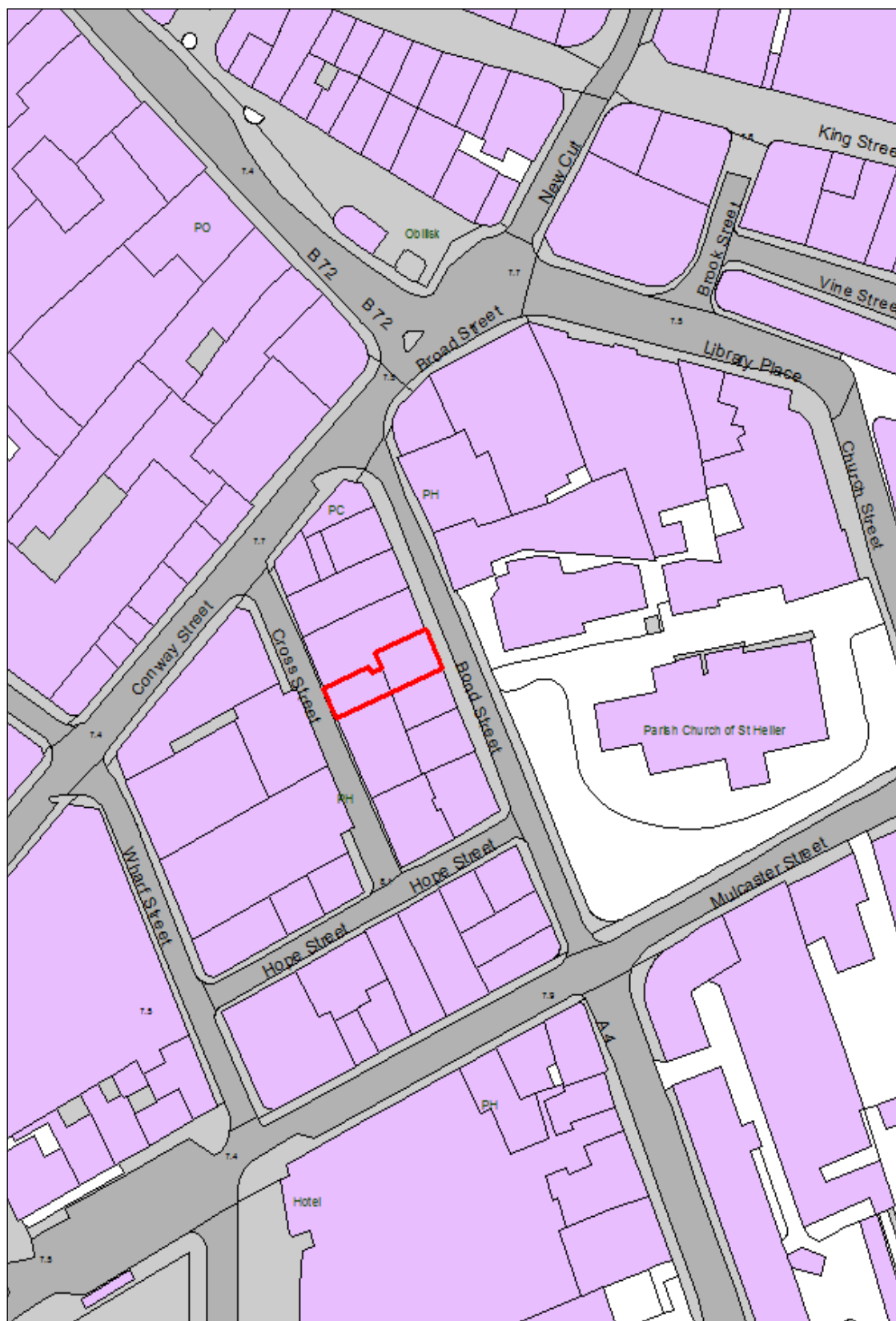
Key:

- 1-10: Room Numbers
- Reception
- Kitchen
- Boardroom
- Open Plan Area

Scale: 0 to 100 feet

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LOCATION PLAN



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

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