

# 2nd Floor, 35 – 37 New Street, St. Helier, Jersey



OFFICE  
TO LET

NET  
INTERNAL  
AREA  
2,158SQ.FT.

MODERN  
REFURBISHED  
ACCOMODATION



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**Office Address**

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Company number: 80923

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**BNP PARIBAS**  
REAL ESTATE

Regulated by RICS

2nd Floor, 35 – 37 New Street, St. Helier, Jersey

## LOCATION

The property is situated on the eastern side of New Street a short distance south of its junctions with Burrard Street and Union Street. The property is also a short distance from the prime retail area of King Street.

Other occupiers in the area include Deutsche Bank, Bedell Cristin, States of Jersey and Bank of Butterfield.

## DESCRIPTION

The property is a relatively modern office building which would appear to be of traditional concrete frame construction under a mansard roof. The property is built over ground and three upper floors and the upper floors are served by a passenger lift.

The available premises are situated on the second floor of the property and have been fully refurbished and are fully fitted out with a number of separately partitioned offices, meeting rooms and boardroom. The premises have the benefit of A/C, IT and power distribution by way of three compartment perimeter trunking. The premises also have suspended ceilings with LED lighting.

The premises benefit from a separate kitchenette and WC facilities.

1 car parking space is available which is located to the rear of the property.

## ACCOMMODATION

The second floor extends to 2,158 sq.ft measured on a net internal basis.

## AVAILABILITY

The premises are available from the 1st September 2019 although access can be earlier by negotiation.

## LEASE TERMS

The premises are available by way of a new 9-year effective full repairing and insuring sub-lease with a mutual break option at the end of year 3.

The lease will be subject to 3 yearly open market rent reviews.

## RENTAL

The premises are available at a quoting rental of £25 per sq.ft. and the car parking space at £2,750 per annum.

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

## LEGAL COSTS

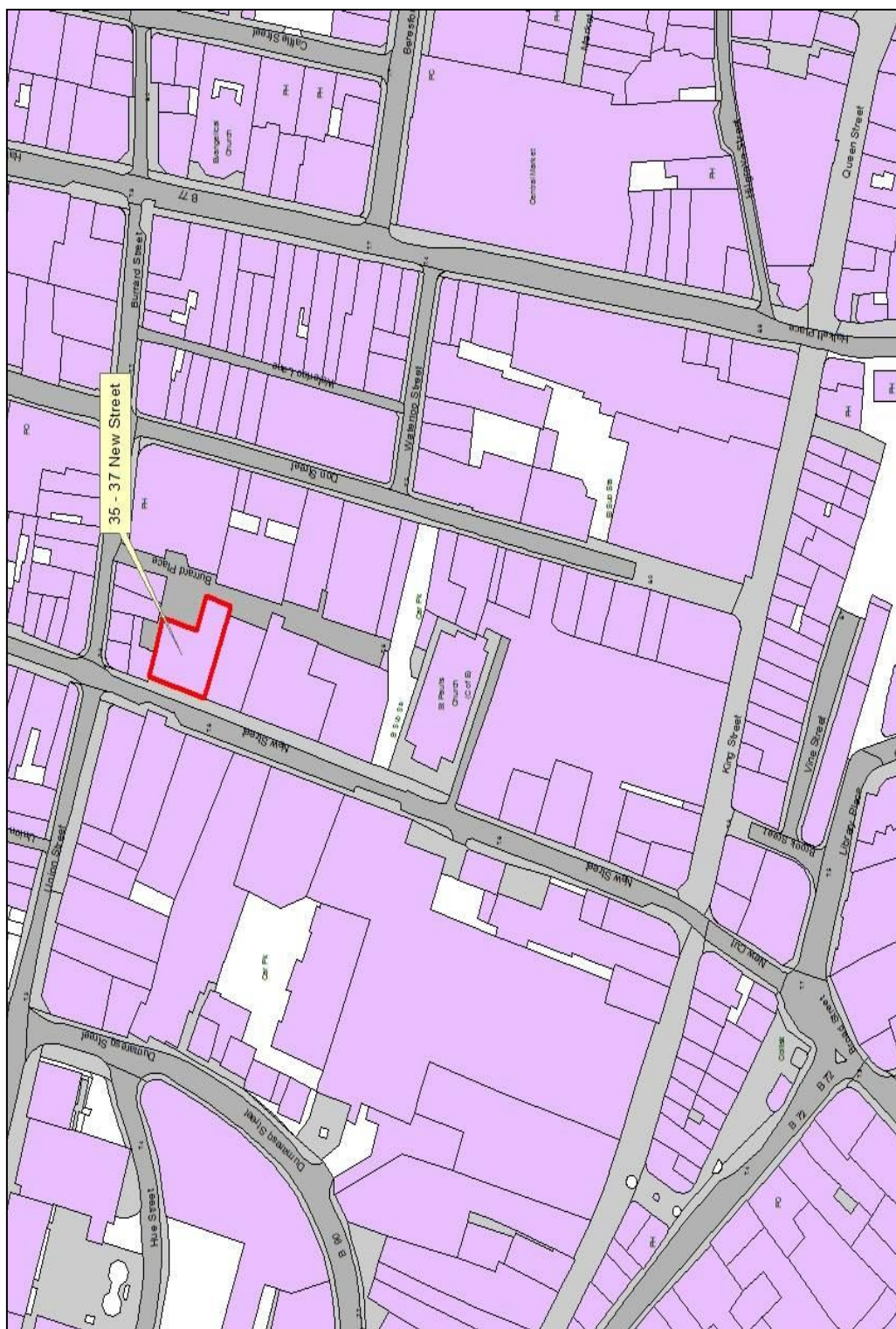
Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.



## FLOOR PLAN



## LOCATION MAP



## VIEWING

Strictly by appointment  
with the Sub-Lessor's  
sole agent;

**D2 REAL ESTATE**  
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