

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









OFFICE

TO LET

NET

INTERNAL

AREA

2,158sq.ft.

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





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 $\pounds 25$ per sq.ft. and the car parking space at $\pounds 2,750$ 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.

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.



FLOOR PLAN



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LOCATION MAP



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VIEWING

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

D2 REAL ESTATE Ground Floor, Dialogue House 2 – 6 Anley Street St. Helier Jersey, JE2 3QE

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