

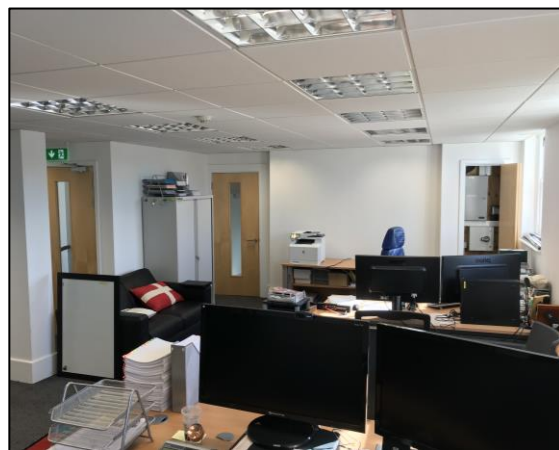
3rd Floor, 6 Broad Street, St. Helier, Jersey



OFFICE
TO LET

NET
INTERNAL
AREA
551 SQ.FT.

MODERN
REFURBISHED
ACCOMODATION



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Office Address

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

An alliance member of
**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

3rd Floor, 6 Broad Street, St. Helier, Jersey

LOCATION

This property is located in a prominent position on Broad Street overlooking the pedestrian area around the Obelisk.

Nearby Occupiers include Royal Bank of Canada, Coutts, Barclays, Lloyds TSB and Natwest.

The property is also within very close proximity to the Royal Square and the main shopping areas of King Street and Queen Street.

DESCRIPTION

The Property comprises a mid-terrace building of traditional masonry construction with cement rendered and painted facades under a recessed pitched roof. The fenestration within the Property comprises of a mix of single and double glazed upvc and timber framed units.

The Property is accessed from a discreet entrance on Broad Street and has office accommodation located over first, second, third and attic floors. The first to third floors provide office accommodation and there is storage available within the attic.

The offices have been refurbished and provide the following:

- Suspended ceilings
- Fluorescent lighting
- Excellent natural light
- 3 compartment perimeter trunking
- Carpets
- New dedicated WC's to each suite
- Plumbing for tea point or kitchenette.

ACCOMMODATION

The third floor extends to 551 sq.ft measured on a net internal basis

AVAILABILITY

The premises are available from 1st January 2020.

LEASE TERMS

The premises are available to let on flexible lease terms.

RENTAL

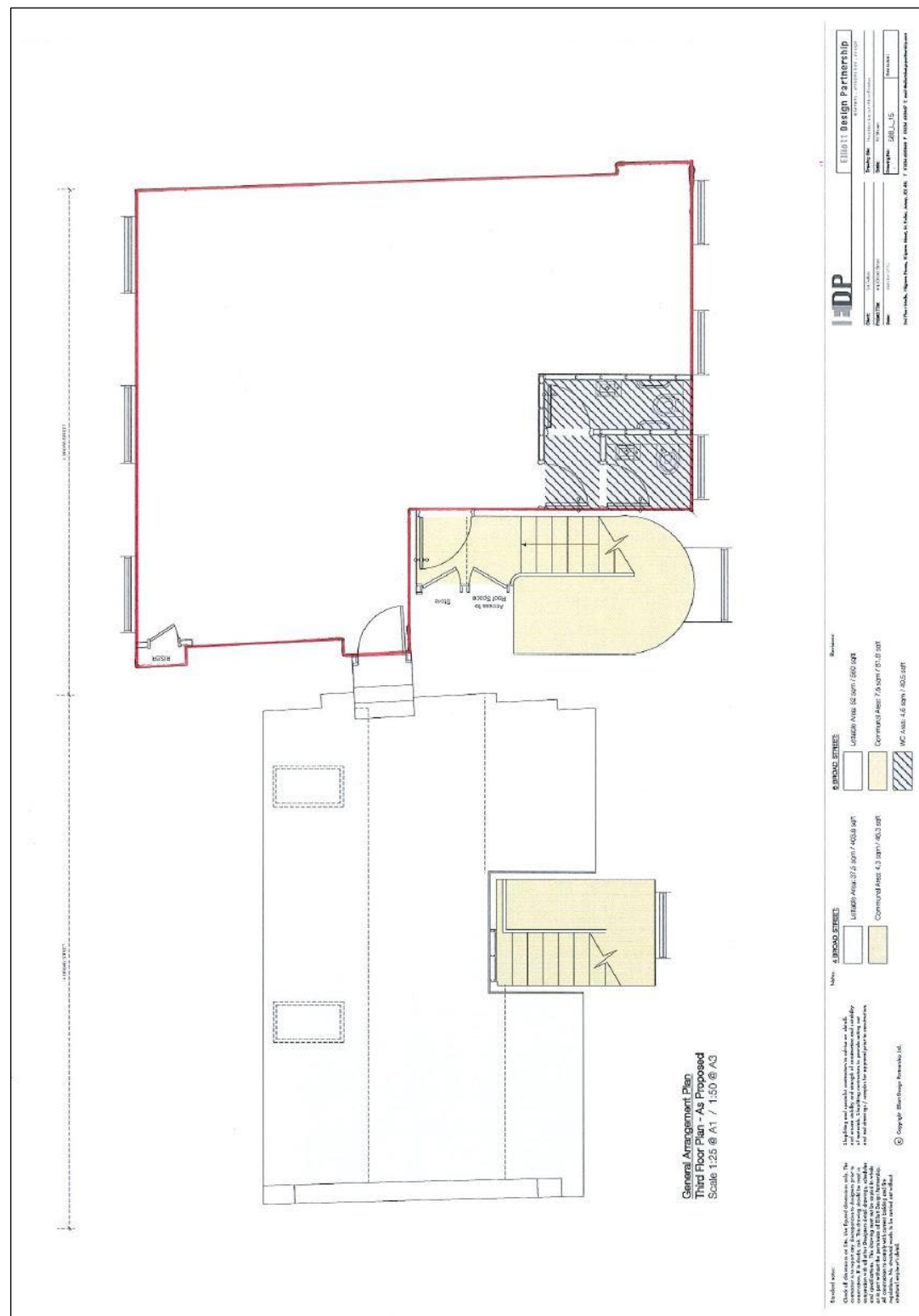
The offices are available at an asking rental of £16 per sq.ft.

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

LEGAL COSTS

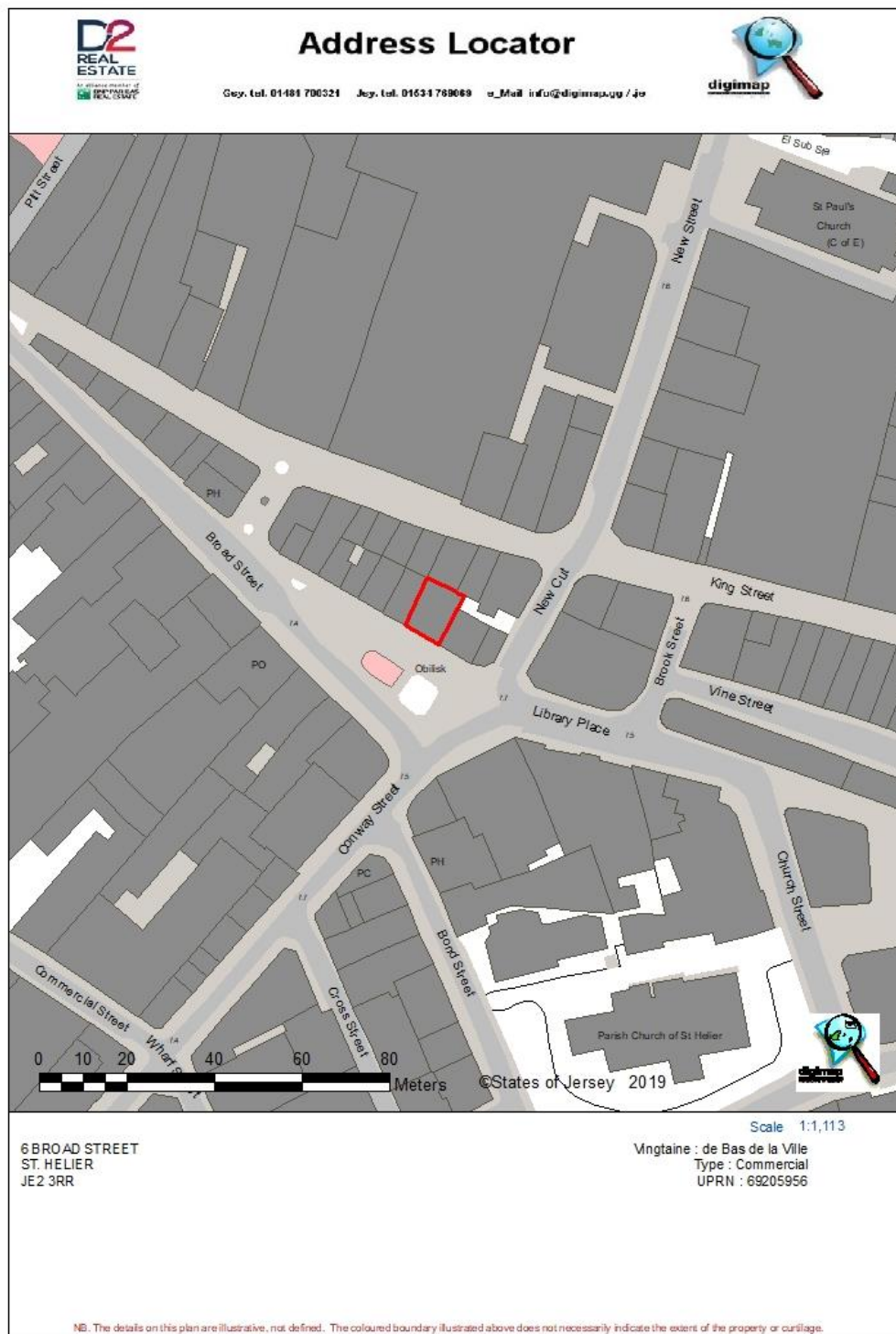
Each party to bear their own legal costs and any other cost incurred in the letting of this property.

FLOOR PLAN



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.

LOCATION MAP



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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