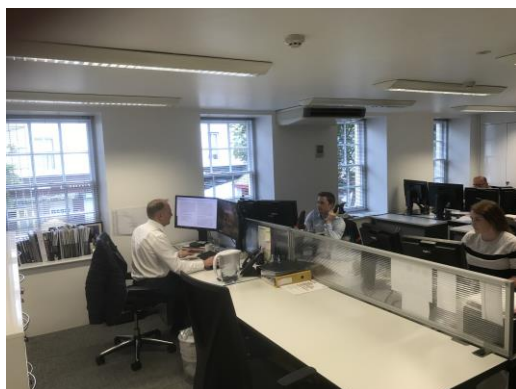


1st Floor, 13 Broad Street, St. Helier, Jersey

OFFICE
TO LET

NET
INTERNAL
AREA
1,980 SQ.FT

GOOD QUALITY,
FITTED-OUT
OFFICES



T +44 (0) 1534 629001
E info@d2re.co.uk
W www.d2re.co.uk

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

1st Floor, 13 Broad Street, St. Helier, Jersey

LOCATION

This property is located in a prominent position adjacent to the Post Office on Broad Street overlooking the pedestrian area around the obelisk.

Nearby occupiers include the Government of Jersey, 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. There are existing public car parking facilities in close proximity such as Sand Street Car Park and Pier Road Car Park.

DESCRIPTION

The Property comprises a 3 storey, mid terraced office building that was refurbished in the late 2000's with accommodation arranged over ground, first, second and top floor respectively.

There is lift and stair access to the 1st floor offices and internally the offices provide;

- Open plan office area
- Boardroom
- 3 no cellular offices
- Kitchen
- Reception area
- Server room
- Male and female WC facilities and shower room.

The offices were fitted out to a very high standard in 2016.

ACCOMMODATION

The first floor offices provide an NIA of 1,980 sq.ft (183.95 sq.m).

AVAILABILITY

The premises are available to let immediately.

LEASE TERMS

The Property is available by way of an assignment of the existing lease terminating on 28th February 2025.

There is a tenant only break option on 28/02/2021 with 6 months' prior written notice.

RENTAL

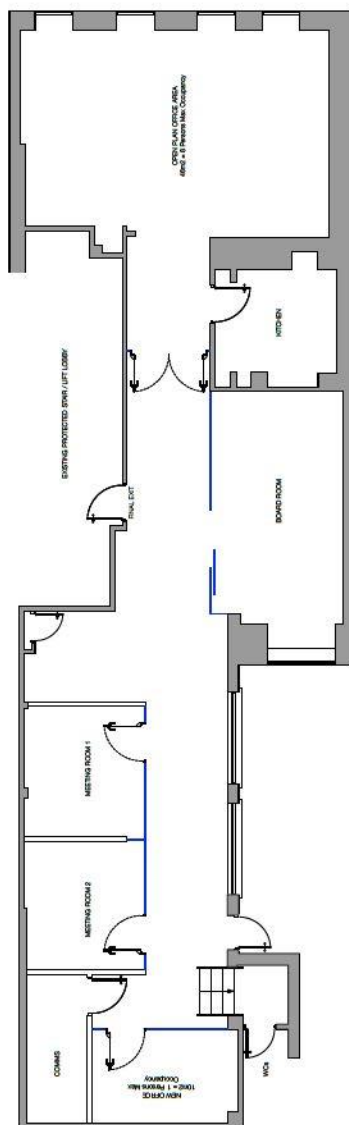
The premises are available at a rental of £47,520 per annum (£24 psf).

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 PLANS



GENERAL ARRANGEMENT PLAN
First Floor - GA - As Existing
 Scale 1:50 @ A1 / 1:100 @ A3

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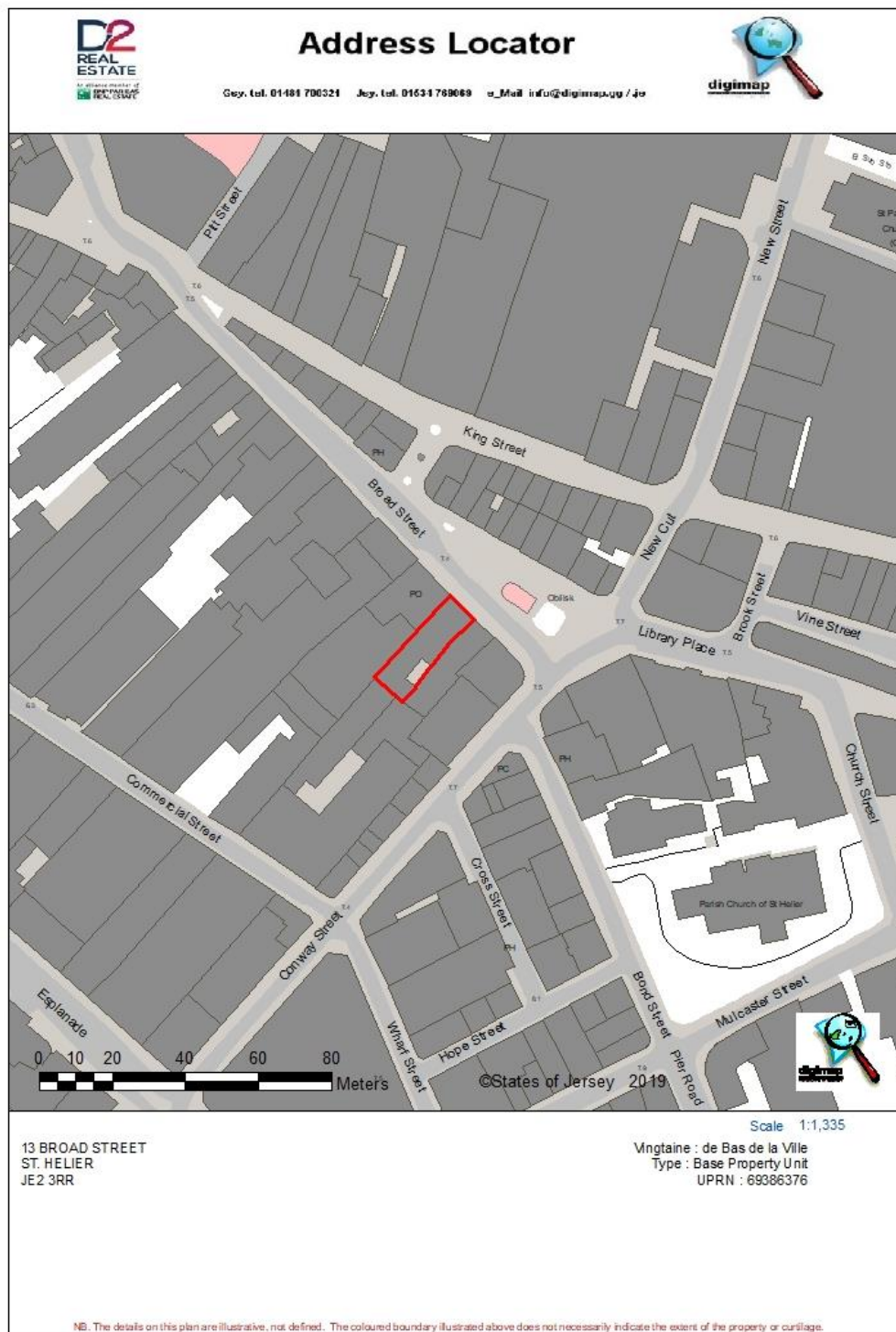
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Check all dimensions on Site. Use found dimensions only. The contractor is to report all dimensions to design prior to construction. If it is found that the dimensions do not match the design, the contractor must be notified immediately. The contractor should be held in compliance with all other design details, including dimensions and specifications. The quantity that will be used in work is in accordance with the design. The contractor is to be held responsible for all work that is not in accordance with the design. The contractor is to be held responsible for all work that is not in accordance with the design. The contractor is to be held responsible for all work that is not in accordance with the design.

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LOCATION MAP



VIEWING

Strictly by appointment
with the Lessee's sole
agent;

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

CONTACT
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