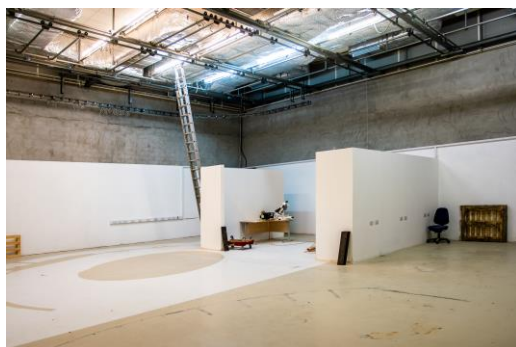


# CTV House, St. Helier, Jersey



OFFICE &  
STORAGE  
TO LET

EXCELLENT  
PARKING  
PROVISION



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**Office Address**

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Company number: 80923

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**BNP PARIBAS  
REAL ESTATE**

Regulated by RICS

CTV House, St. Helier, Jersey

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## LOCATION

CTV House is located approximately 1.5 miles north from the centre of St Helier, being accessed from La Grande Route de St. Jean and La Pouquelaye. Given its position, the Property benefits from easy access to the town centre via the A9.

The surrounding area to the property comprises predominantly private residential dwellings of varying designs and ages and agricultural fields. In addition, JEC Retail Park, the Island's only retail park, is in close proximity being located on Queens Road (A9).

## DESCRIPTION

The Property occupies a substantial site of approximately 2.16 acres (0.87 ha) and benefits from 2 designated vehicular access routes from La Pouquelaye. The Property comprises a rectangular building of traditional block construction with cement rendered and painted facades under a mix of roof types.

The available areas comprise a total of 6,281 sq ft which can be let as a whole or split into 3 units.

The front of the property comprises a single storey element which is in office use. To the rear is a single storey unit which was previously used as a TV studio and benefits from 6m eaves height.

Unit 1 is under offer to a party and this leaves Units 2 and 3 being available.

## ACCOMMODATION

Unit 1: 2,178 sq.ft (202.34 sq.m).

Unit 2: 2,231 sq.ft (207.26 sq.m).

Unit 3: 1,872 sq.ft (173.91 sq.m).

In addition, there are a total of 12 car parking spaces available with the 2 vacant units.

## AVAILABILITY

The premises are available immediately.

## RENTAL

The premises are available at the following quoting rental:

Unit 1: Under Offer.

Unit 2: £14 psf.

Unit 3: £10 psf.

Car Parking is available at £600 per car parking space per annum.

All rentals quoted are exclusive of GST.

## LEASE TERMS

The Property is available to let on flexible terms.

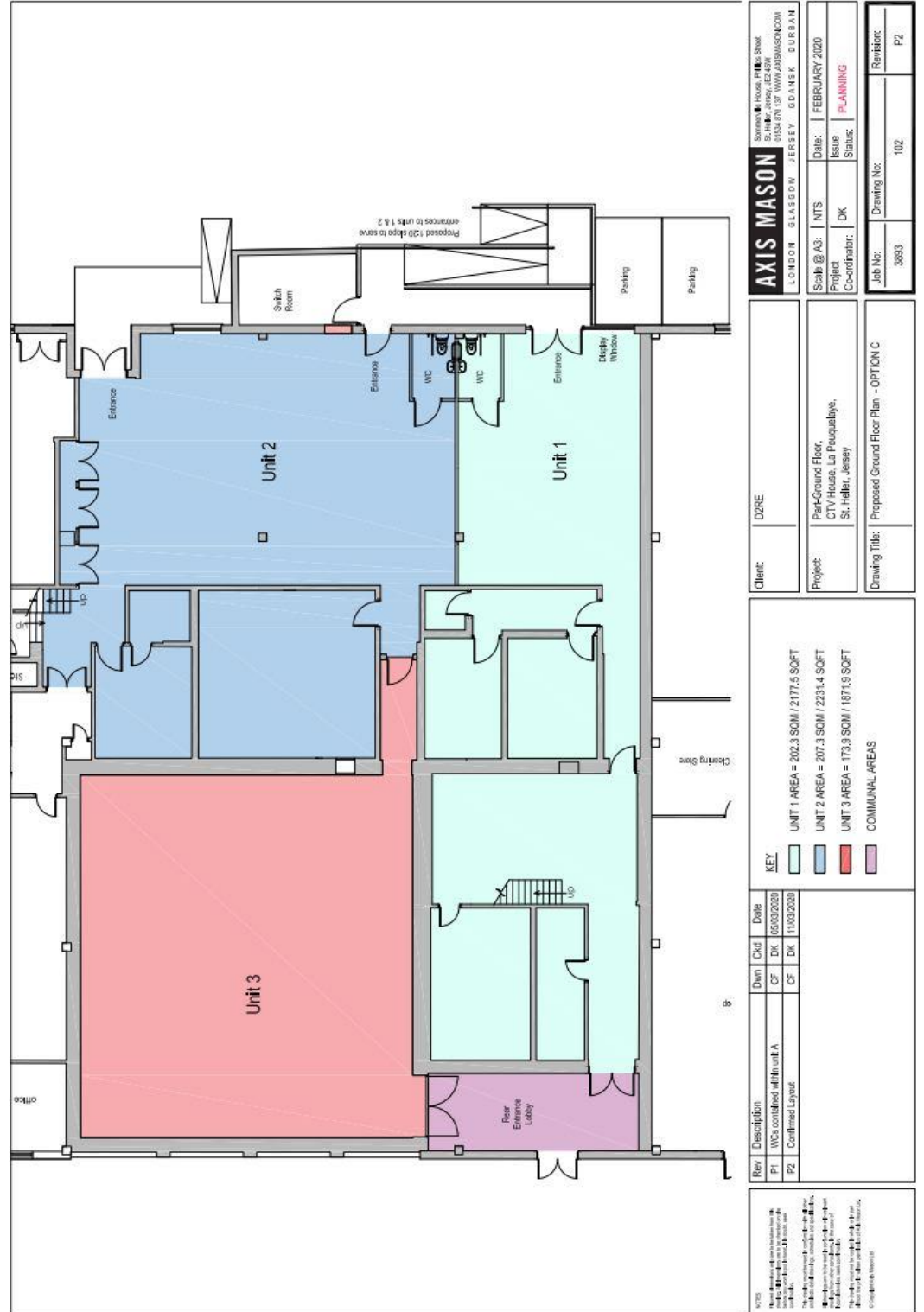
## USE

Offices and storage. Alternative uses will be considered (subject to Planning).

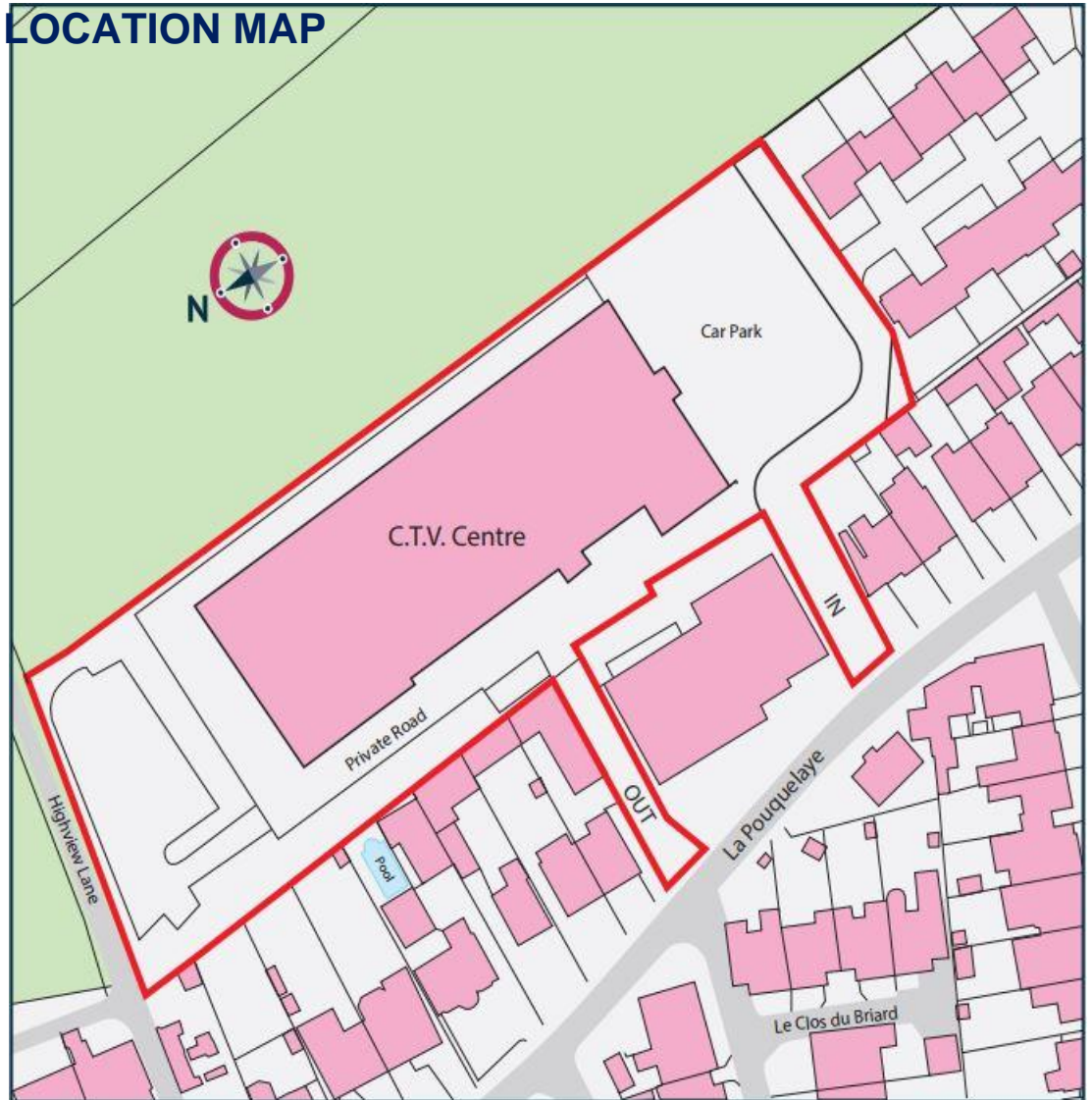
## LEGAL COSTS

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

## FLOOR PLAN



**LOCATION MAP**



**VIEWING**

Strictly by appointment  
with the Lessor's sole  
agent;

**D2 REAL ESTATE**  
Ground Floor, Dialogue  
House 2 – 6 Anley Street  
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**CONTACT**  
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