

2nd, 3rd & 4th Floors, 7 Castle Street, St. Helier, Jersey



PRIME
OFFICES
TO LET

TOTAL NET
INTERNAL
AREA
7,053 SQ.FT.



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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

LOCATION

7 Castle Street is situated in a prime location opposite Sand Street Car Park. The premises are located in a prominent, purpose-built terrace of offices between the Esplanade and prime retail area of King Street.

The property is located within the St. Andrew's Place development and therefore benefits from dual access from Castle Street and from the Courtyard of St. Andrew's Place.

Nearby occupiers include Standard Chartered Bank, JFSC, Apex, C5, Rathbones, Computershare and Barclays Wealth to name a few.

DESCRIPTION

The Property was originally constructed in the late 1990's and provides an attractive granite and glazed façade in a prominent location. The building is located over basement, ground and four upper floors and comprises basement stores and car park and offices on the ground and upper floors.

The Property benefits from two atria, lift access to all floors and WC facilities on all floors. There is a staff access to the rear of the Property.

The offices benefit from:

- A full Cat B fit out
- Good natural light
- Full air conditioning
- Full raised access flooring
- Suspended ceilings with integral low energy recessed lighting
- Internal stairwell to the 4th floor from the 3rd floor
- Kitchen, shower and toilet facilities.

There are also 3 secure basement car parking spaces available.

ACCOMMODATION

The 2nd, 3rd and 4th Floors are available and provide the following areas:

2 nd Floor:	2,959 sq.ft (274.90 sq.m)
3 rd Floor:	2,567 sq.ft (238.48 sq.m)
4 th Floor:	1,527 sq.ft (141.86 sq.m)
Total:	7,053 sq.ft (655.24 sq.m).

In addition, there are 3 secure basement parking spaces available.

AVAILABILITY

The premises are available immediately.

LEASE TERMS

By negotiation.

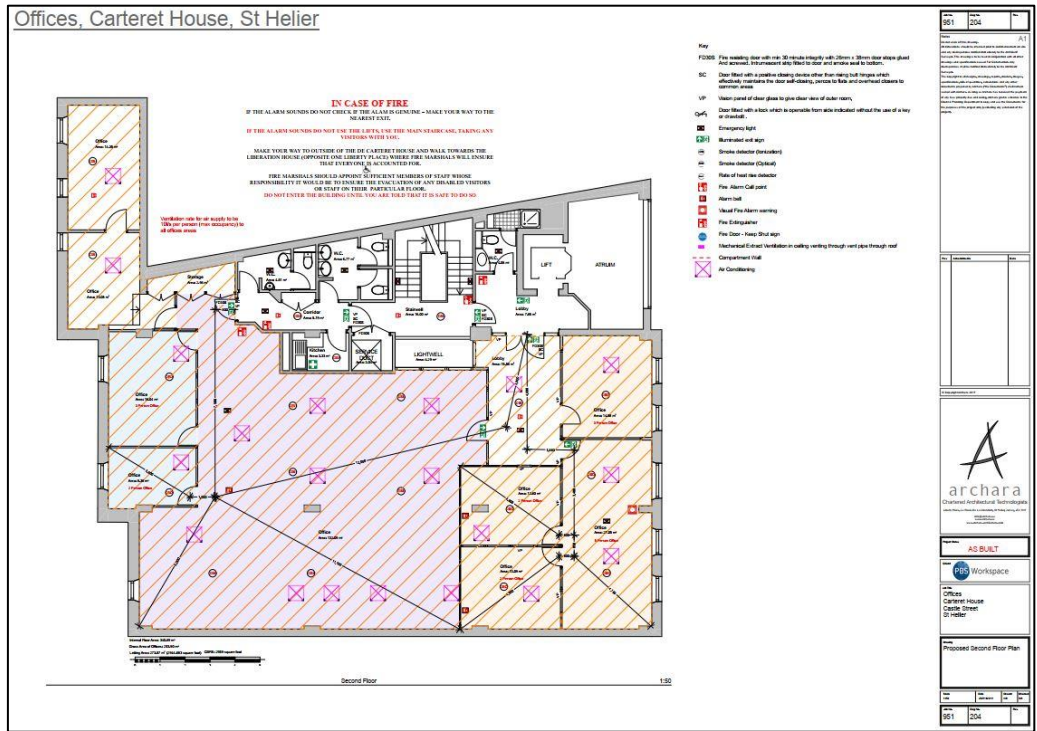
RENTAL

The premises are available at a rental of £29 psf and the car parking spaces are available for £3,500 per space per annum. The rental quoted is exclusive of all other outgoings.

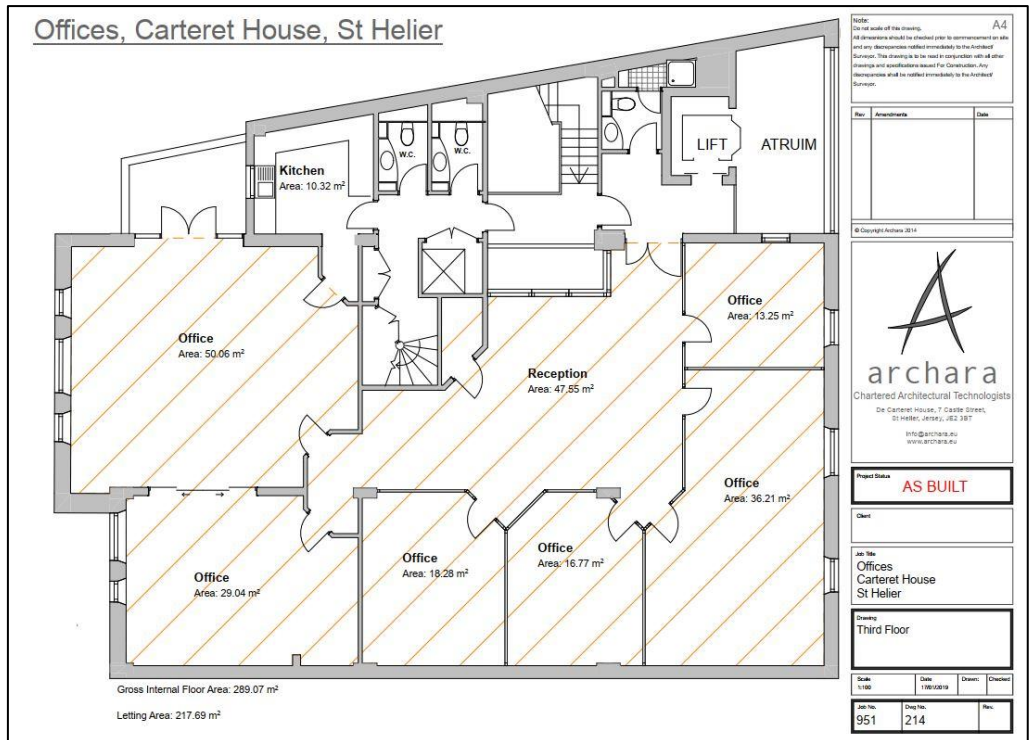
LEGAL COSTS

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

FLOOR PLANS 2nd Floor:

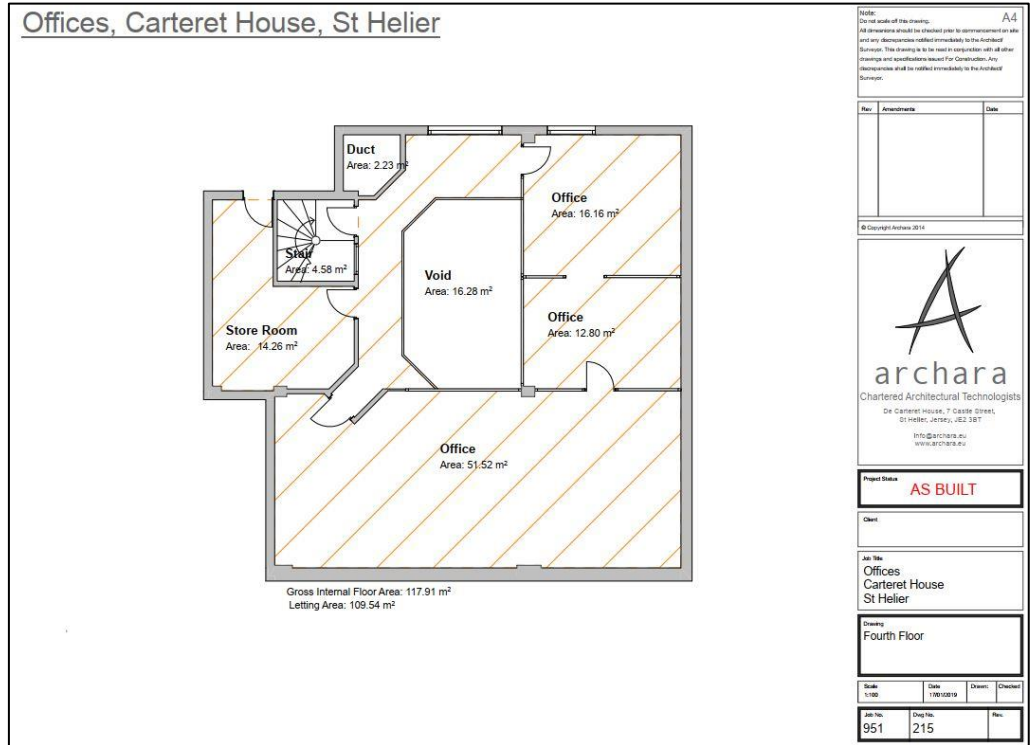


3rd Floor:

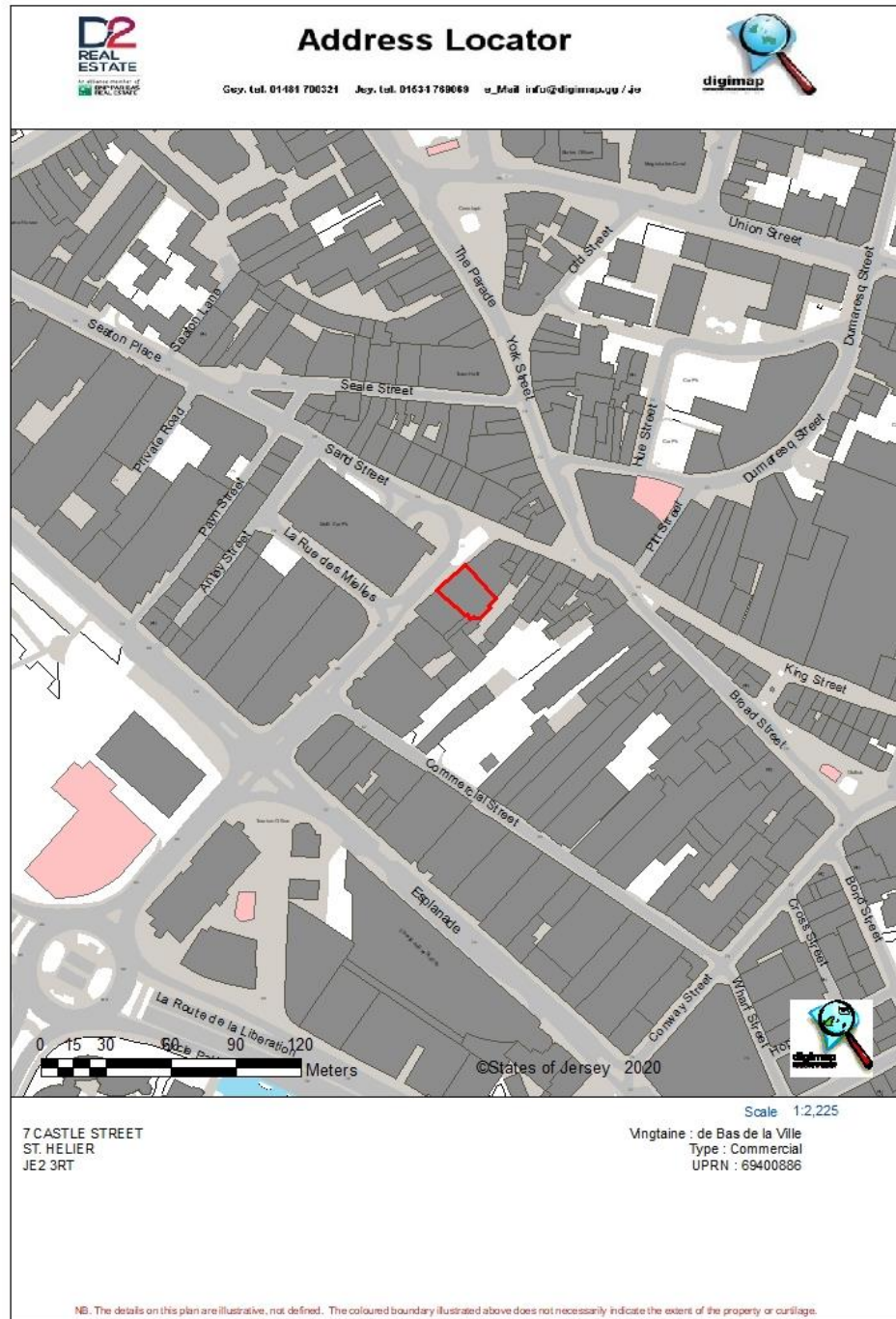


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4th Floor:



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

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