

# OFFICE TO LET

NET INTERNAL AREA 8,995 SQ.FT.

GODD QUALITY OFFICE ACCOMODATION

# 2<sup>nd</sup> Floor, Queensway House, Hilgrove Street, St. Helier, Jersey





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





## LOCATION

Queensway House is situated in a central position within the prime commercial area of St Helier. The property fronts onto Hilgrove Street and Queen Street, the Island's main retail area.

In addition, the property is a short walk from St. Helier's central market.

#### DESCRIPTION

Queensway House comprises a large, modern office building with an open plan floor plate, totalling approximately 8,995 sq ft (835.66 sq m) of accommodation.

The building allows for flexible, open plan space which is arranged over one floor. Internally there is a dedicated entrance foyer which could provide a reception facility. The property also allows for onsite archive storage.

The specification includes:

- Excellent natural light
- Flexible open plan space
- Ceiling mounted fan coil-air conditioning system
- · Suspended ceilings with integral low energy recessed lighting
- Two, eight person lifts
- Double glazed fenestration
- Perimeter skirting trunking

#### ACCOMMODATION

The second floor is available to let and totals 8,995 sq.ft (835.66 sq.m).

## AVAILABILITY

The premises are available Immediately.

## LEASE TERMS

The offices are available on flexible terms subject to negotiation.

#### RENTAL

The premises are available at a rental of £18 psf.

#### **LEGAL COSTS**

Each party to bear their own legal costs and any other costs in the 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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QUEEN STREET



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TOTAL GIA;	Gross Internal Area	TOTAL NIA:	DIAID	Second Floor	QUEENSWAY HOUSE Queen Street, ST HELLER, JE2	AREA PLAN
978,9 sq m	<b>'6a</b> 975,9 sq m	835.7 sq m	505.7 sq m			
10537 sq ft	10537 aq ti	8995 sq ft	3 be 5068		m	

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## VIEWING

Strictly by appointment with the Lessor's joint sole agent;

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

CONTACT Nick Trower MRICS

**TELEPHONE** 01534 716233

EMAIL nick.trower@d2re.co.uk

## LOCATION MAP



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NB. The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage.