

2nd Floor, Queensway House, Hilgrove Street, St. Helier, Jersey



OFFICE
TO LET

NET
INTERNAL
AREA
8,995 SQ.FT.

GODD QUALITY
OFFICE
ACCOMODATION



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

2nd Floor, Queensway House, Hilgrove Street, St. Helier, Jersey

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.

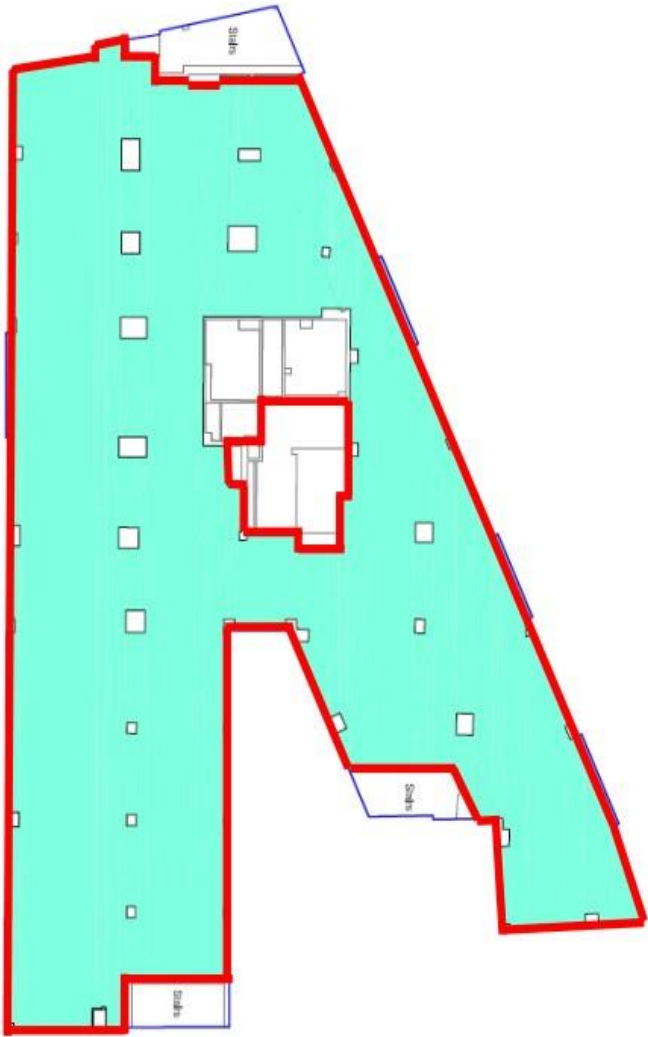
LEGAL COSTS

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

FLOOR PLAN

Condition of Sale
The property is sold as is, with all fixtures and fittings, and the vendor makes no representation or warranty as to the accuracy of the floor plan or the area of the property. The property is sold as is, with all fixtures and fittings, and the vendor makes no representation or warranty as to the accuracy of the floor plan or the area of the property.

QUEEN STREET



AREA PLAN

QUEENSWAY HOUSE
Queen Street, ST. HELIER, JERSEY

Second Floor

Net Internal Area

Office

850.7 sq m

8995 sq ft

TOTAL NIA:

835.7 sq m

8995 sq ft

Gross Internal Area

GIA

978.9 sq m

10537 sq ft

TOTAL GIA:

978.9 sq m

10537 sq ft

Dwg No. 32323-A2

Issue A

Scaled for presentation purposes

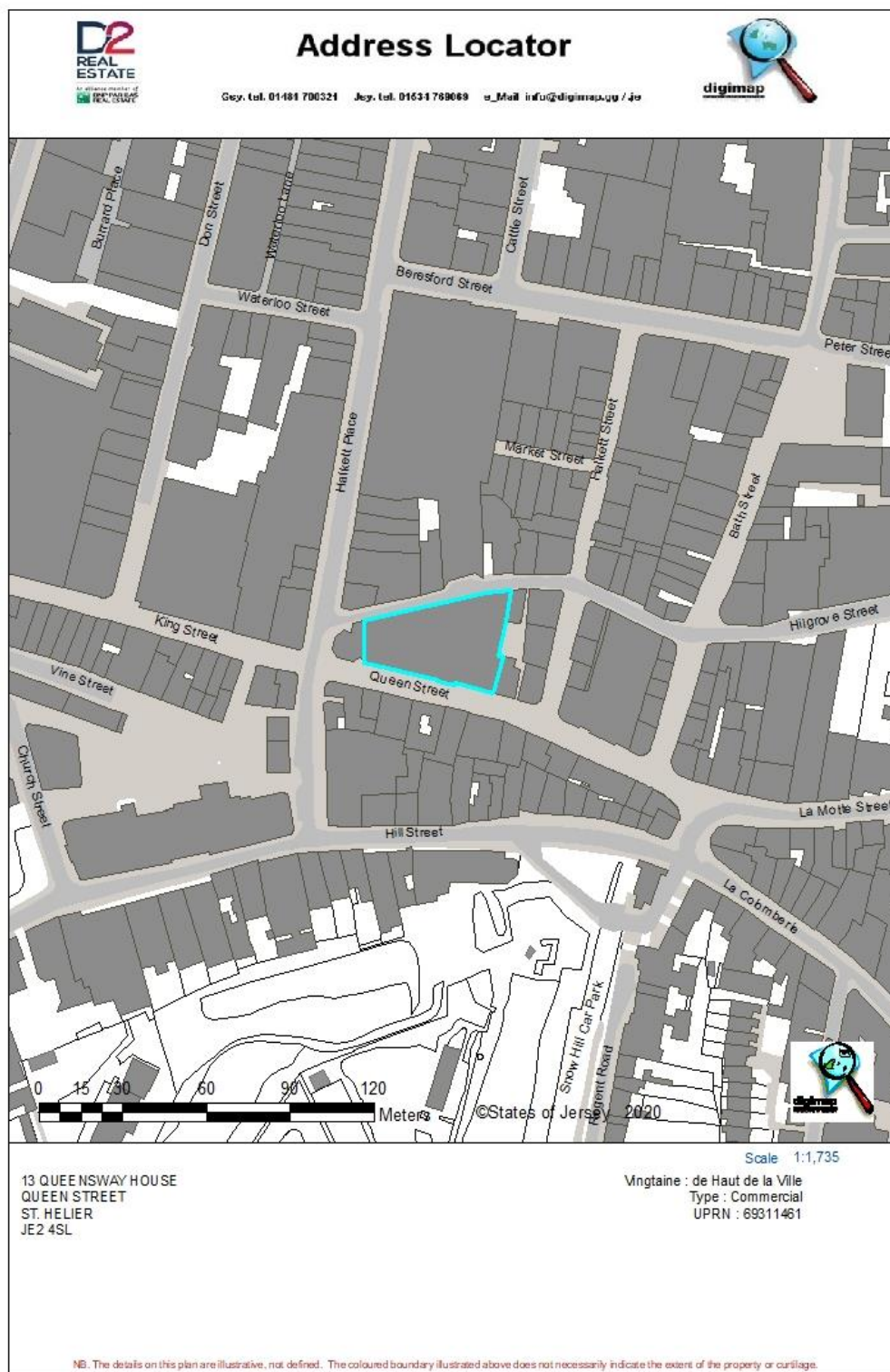
October 2014

Plowman Craven
RICS

Registered by RICS

+44(0)1522 765566
www.plowmancraven.co.uk

LOCATION MAP



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