

ST HELIER BUSINESS PARK

ST HELIER | JERSEY | JE1 3ZD

2,706 SQ FT TO LET

*High Quality Fully Refurbished
Flexible Office Accommodation*

**D2 REAL
ESTATE**

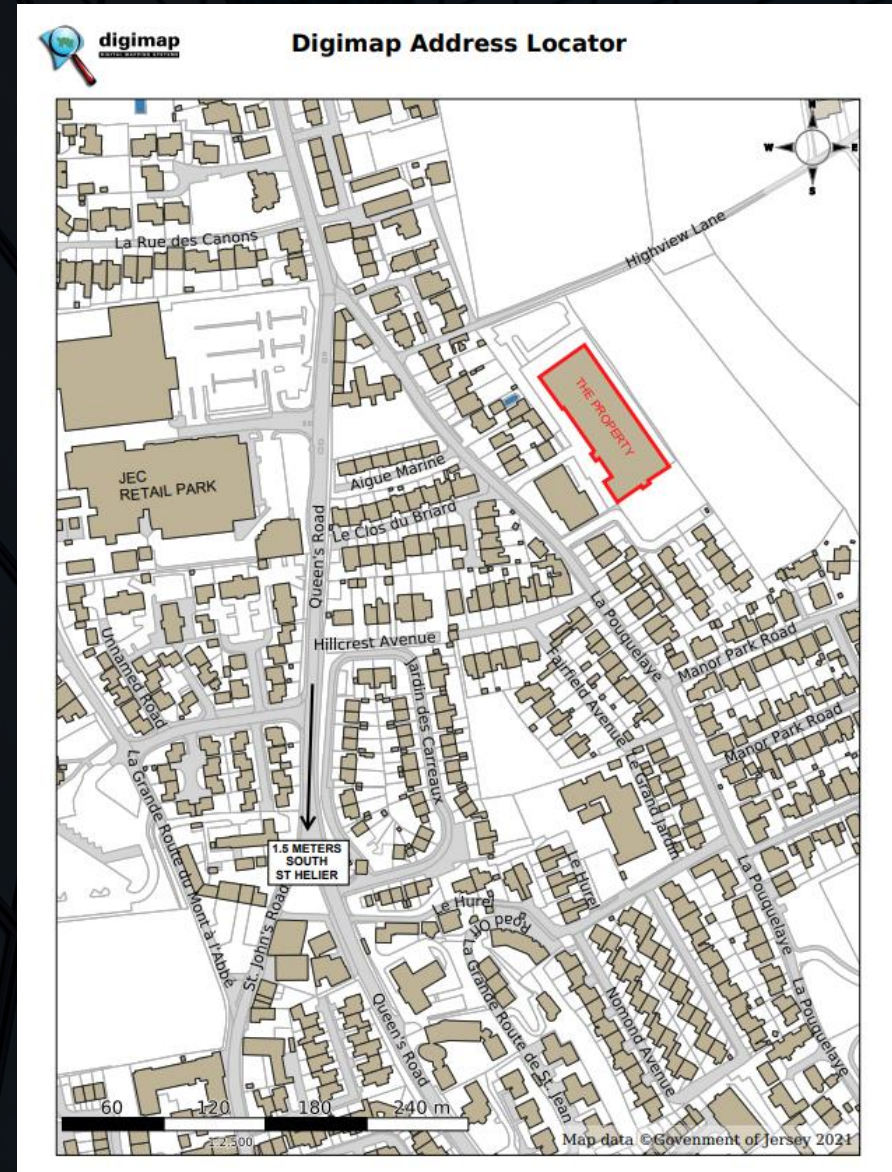
ST HELIER'S OUT OF TOWN DESTINATION HAS LAUNCHED

- Strategically located office situated on the edge of St Helier.
- Excellent access to the A9 (Queen's Road) heading into St Helier.
- High quality fully refurbished office providing a mixture of flexible open plan and cellular accommodation.
- Ample parking provision.
- Available by way of a flexible 'all-inclusive' rental package.



LOCATION

- St Helier Business Park 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).
- The Property houses a variety of occupiers including Lloyds Bank, Tutela, Sun Works, Amalgamated Facilities Management, Clarity and Valiant CrossFit.



DESCRIPTION & SPECIFICATION

The Property occupies a substantial site of approximately 2.16 acres (0.87 ha) and benefits from two 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 office accommodation is accessed from the main entrance to the Property and has benefited from full refurbishment. The current configuration of the office accommodation comprises a large open plan office area, four cellular offices, a break out / communal working area and a small kitchen. WC facilities are provided within the communal areas of the Property.

The Property has been finished to the following contemporary specification:

Carpeted floor tiles

Perimeter trunking

A/C system

Mixture of LED strip and PIR sensor lighting

Exposed full height ceiling

AREAS

Floor	Sq Ft	Sq m	Status
First	2,706	251.39	Available

This net internal area (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

AVAILABILITY

The Property is immediately available by way of new flexible lease terms.

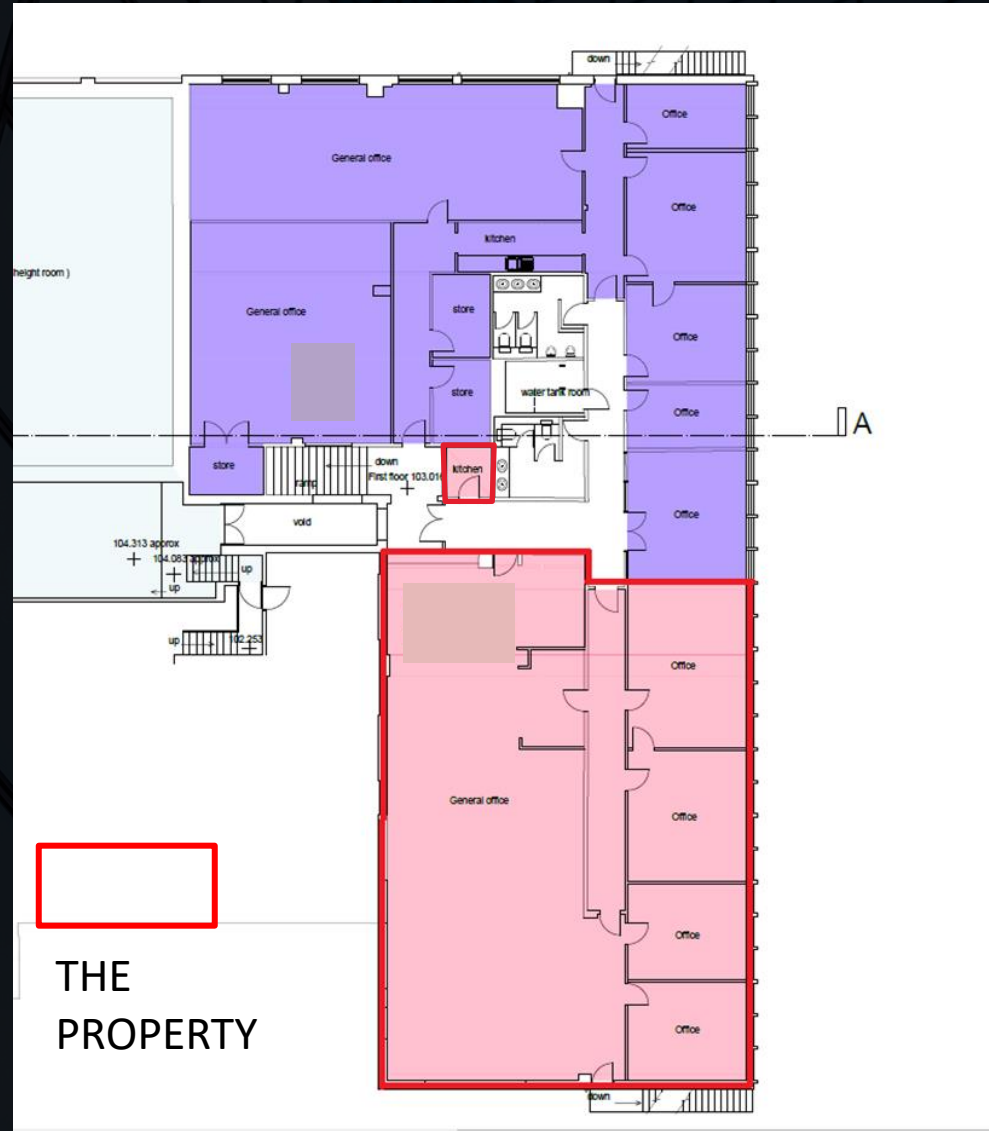
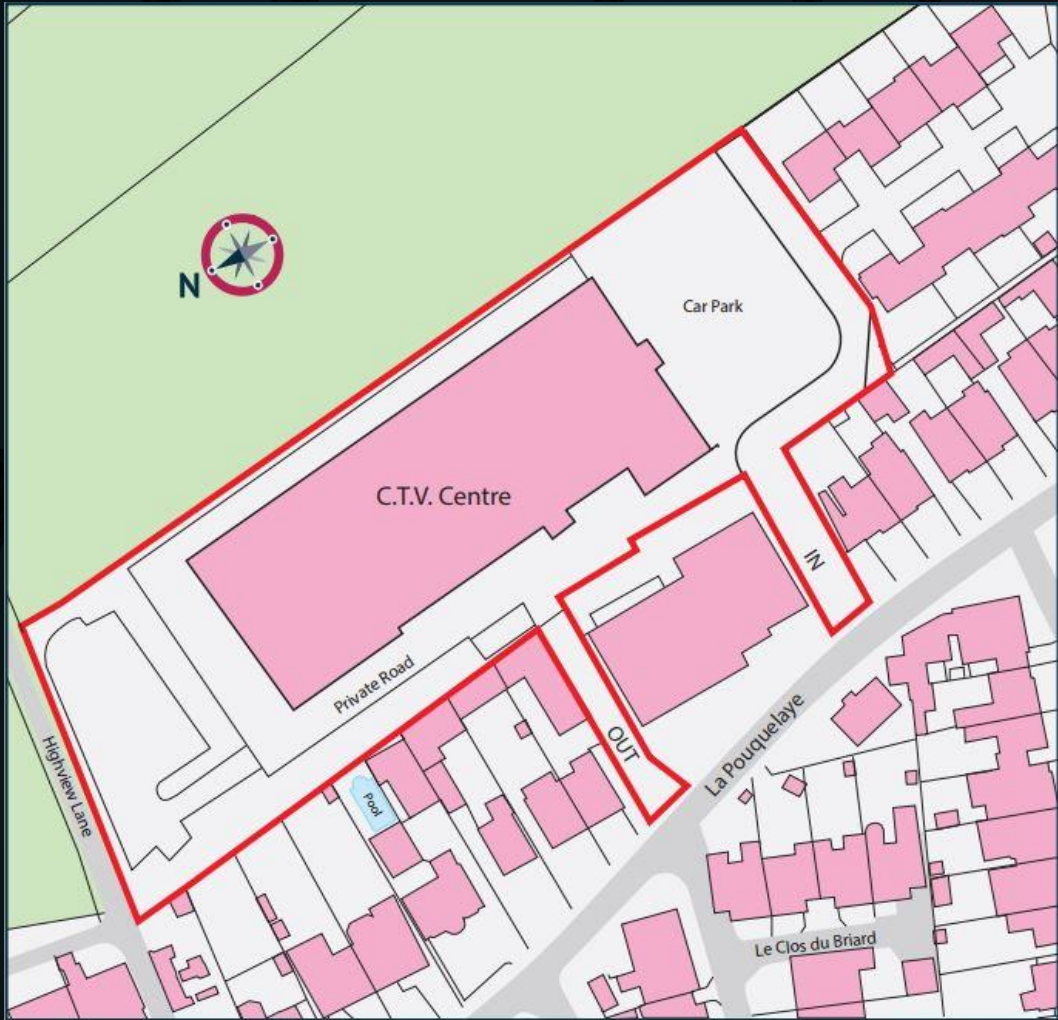
The Property is available at a 'all-inclusive' rental rate of £77,850 per annum which includes rent, service charge, building insurance. This is exclusive of a tenant's occupational costs including Parish rates, electricity and water.

Car parking is available at £650 per car parking space per annum.

LEGAL COSTS

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

PLANS



**THE
PROPERTY**

INTERNAL PHOTOS





+44 (0) 1534 629001

4th Floor, Conway House, 7-9 Conway Street, St. Helier, Jersey JE2 3NT

VIEWING OR FURTHER INFORMATION

Evan Whitson MRICS

Senior Surveyor
evan.whitson@d2re.co.uk
07797 724043



Chris Daniels MRICS

Director
chris.daniels@d2re.co.uk
07700 700251



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.