

# St Helier Business Park, Jersey

OFFICE SPACE TO LET

- High quality
- Fully Refurbished
- Flexible Office  
Accommodation





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## DESCRIPTION

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.

The ground floor comprises 8,801 sq ft, available in whole or in part, and will be subject to refurbishment works commencing from Q1 2024.

The first floor comprises a full refurbished large open plan office area, four cellular offices, a breakout / communal working area and a small kitchen. WC facilities are provided within the communal areas of the Property.

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## ACCOMMODATION

Floor	Sq Ft	Sq m
Ground	8,801	817.64
First	2,706	251.40
<b>Total</b>	<b>11,507</b>	<b>1,069.04</b>

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



# SPECIFICATION & AMENITIES



Ample Car Parking



All-inclusive rate



Easy Access to A9



Exposed Full Height Ceiling



CrossFit Valiant located next door



LED Strip and PIR Sensor Lighting



Perimeter Trunking



A/C System

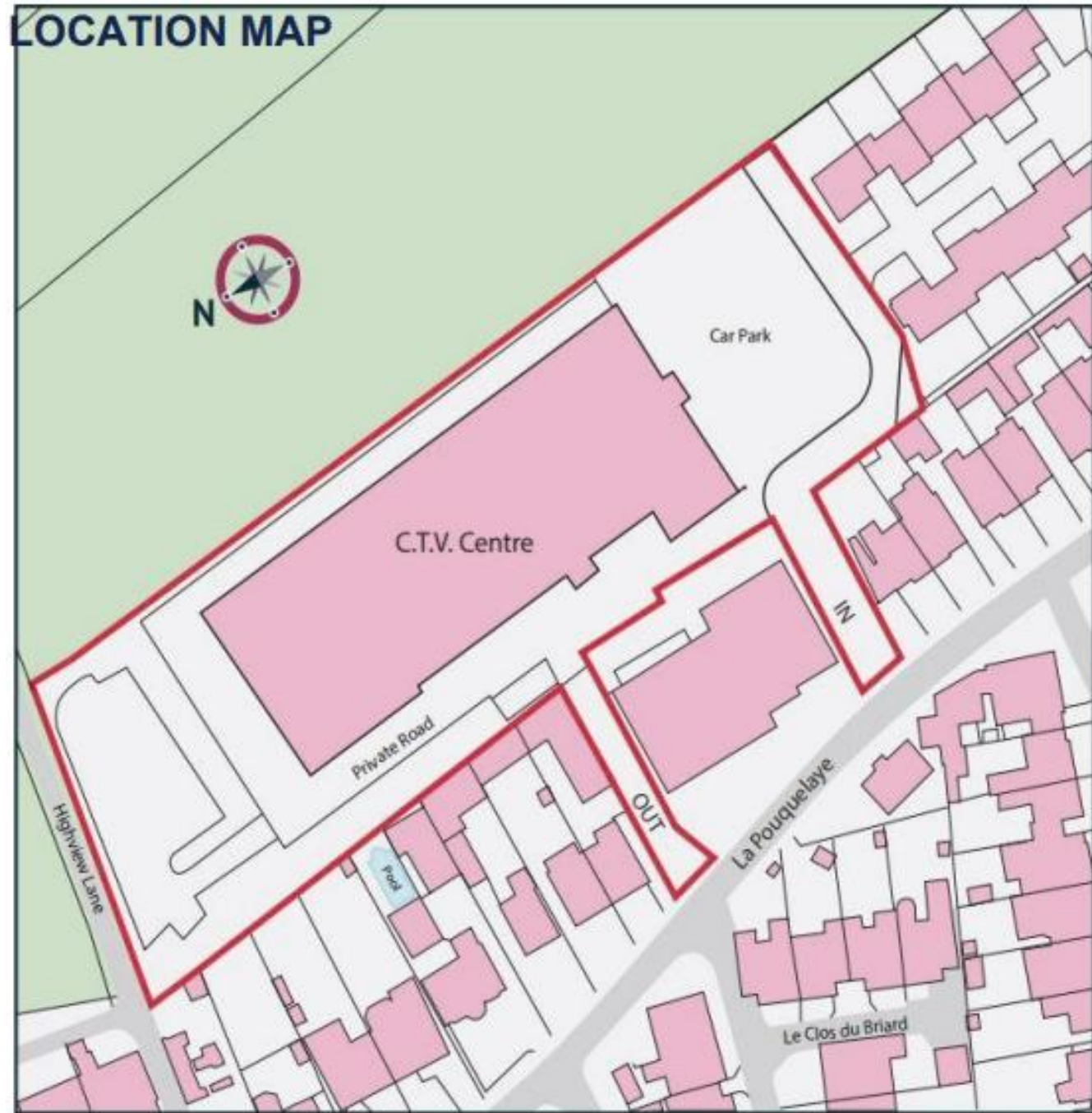


# LOCATION

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

The Property houses a variety of occupiers including Lloyds Bank, Tutela, Sun Works, Amalgamated Facilities Management, Clarity Limited, and Valiant CrossFit.





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## CONTACT DETAILS



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November 2023

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## AVAILABILITY

The Ground Floor is available from January 2024 by way of new flexible lease terms.

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

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## PRICING

The Ground & First Floor is available upon application.

Leases are available on 'all-inclusive' rental rate which includes rent, service charge, and building insurance. This is exclusive of a tenant's occupational costs including Parish rates, electricity and water.

Car parking is available subject to a tenant's requirements.

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## LEGAL COSTS

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

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## FURTHER INFORMATION

Further information on the property including the full list of fixtures and fittings, floor plans, and other associated information is available upon request.