

St Helier Business Park, Jersey

OFFICE SPACE TO LET

- High quality
- Fully Refurbished
- Flexible Office
Accommodation

D2
**REAL
ESTATE**

www.d2re.co.uk





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 and has benefited from full refurbishment. The current configuration of the office accommodation comprises a 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.

ACCOMMODATION

Floor	Sq Ft	Sq m
First	2,706	251.39

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

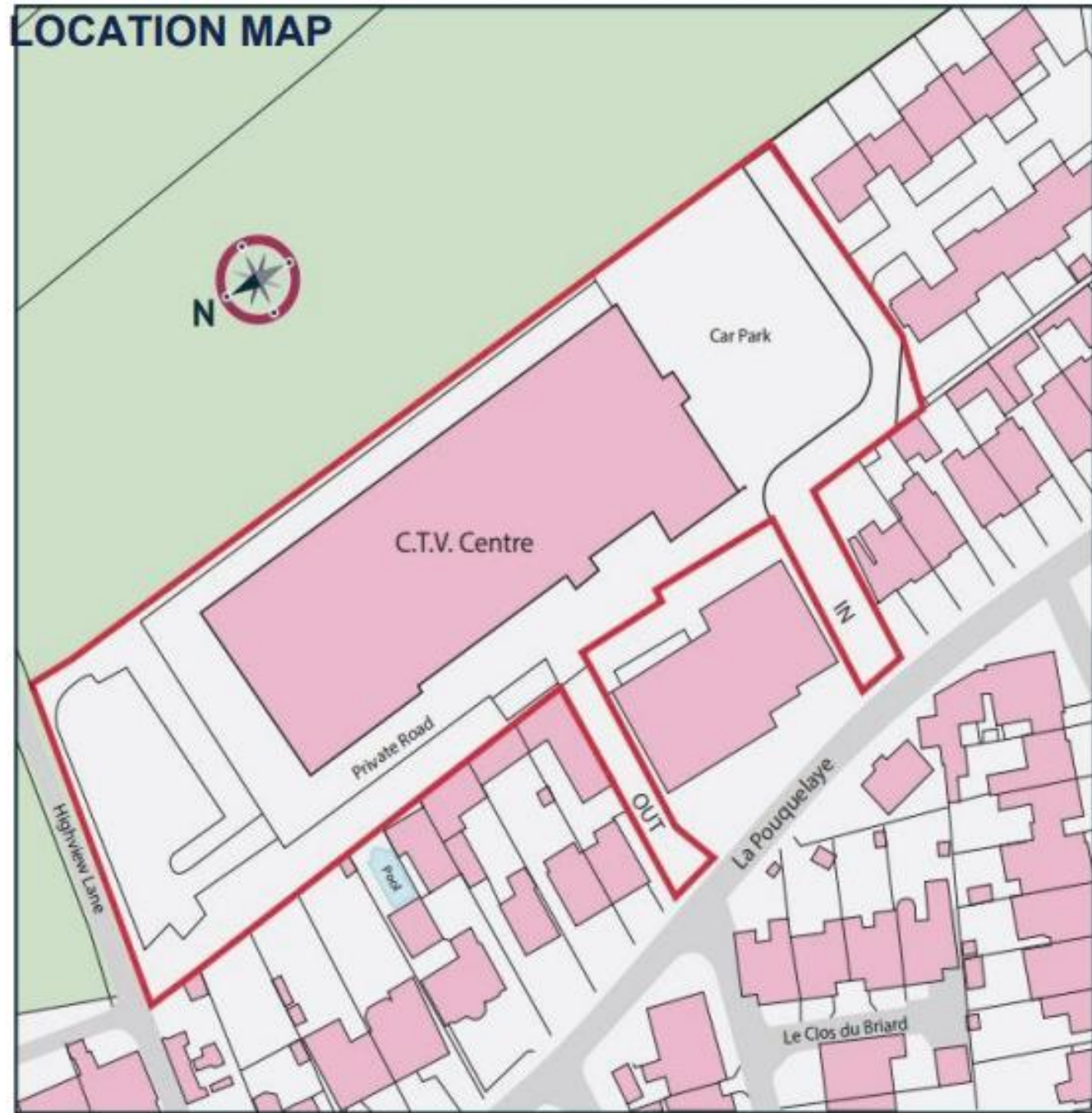


LOCATION

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 and Valiant CrossFit.



CONTACT DETAILS



Chris Daniels MRICS

Director
chris.daniels@d2re.co.uk

07700 700251



Evan Whitson MRICS

Senior Surveyor
evan.whitson@d2re.co.uk

07797 724 043

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.

AVAILABILITY

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

PRICING

The Property is available at a 'all-inclusive' rental rate of £77,850 per annum 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 at £650 per car parking space per annum.

LEGAL COSTS

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

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.