

7 BOND STREET

ST HELIER | JERSEY | JE2 3NP

TO LET

Good Quality Flexible Office Accommodation

**D2 REAL
ESTATE**

PRIVATE SUITES AVAILABLE ON BOND STREET

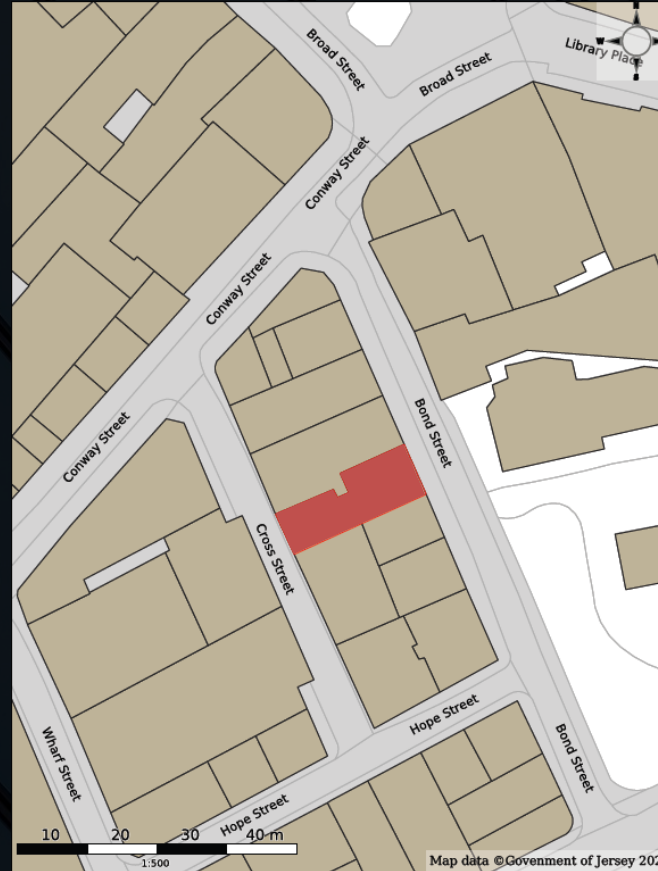
- Good quality, fitted, private offices available in the heart of St Helier.
- Short walking distance from Jersey's prime business district and St Helier's primary retail throughfare of King Street & Queen Street.
- First and Second Floor offices to let, in whole or part, on flexible lease terms.
- Additional basement storage available.
- Immediately Available.



LOCATION

- The Property is located to the centre of St. Helier in a prominent retail/commercial location, a short distance from Weighbridge Place, the prime retail thoroughfare of King Street & Queen Street and the Esplanade, Jersey's prime business district.
- The property is situated on the south western side of Bond Street, a short distance south of Bond Street's junction with Conway Street.
- Occupiers within the building include Primestone Capital Management (Jersey) Limited, Dolan Hotels Limited and Bond Street Health.
- Other within the vicinity include Lloyds Bank, Bois & Bois Lawyers, NatWest, Bailiwick Express, Close Finance and Concentric Financial Services.

RED LINE PLAN



LOCATION PLAN



DESCRIPTION & SPECIFICATION

7 Bond Street is a mid-terraced building constructed over basement, ground and three upper floors. The property is of traditional masonry construction under a pitched roof.

The property benefits from a modern entrance lobby and high quality communal areas. There is lift access to all floors with capacity to take 4 persons (450kgs).

The offices benefit from good natural light provision throughout and have been finished to the following good quality specification:

Solid, carpeted floors

Perimeter trunking

Suspended ceilings with recessed fluorescent lighting

Air conditioning system throughout

Double glazed timber sliding sash windows to the front of the property and single glazed metal framed windows to the rear

Male & Female WC's on each floor

The first floor comprises 2 large offices arranged in an open plan layout, with a separate large board room, all linked by a communal corridor. The floor also includes a fully equipped kitchen.

The second floor provides a large board room with an adjoining office comprising 4 cellular meeting rooms and break out / reception area. Exclusive kitchenette facilities are also included with the demised property.

Each office can be delivered to suit an incoming tenant's requirements.

AREAS

| Floor | Sq Ft | Sq M | Status |
|--------------|--------------|---------------|------------------|
| First | 1,917 | 178.09 | Available |
| Second | 954 | 88.63 | Available |
| Total | 2,871 | 266.72 | Available |

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

Additional basement storage space totalling is available.

AVAILABILITY

The property is by way of a new lease, as a whole or in part, for a minimum term of 6 years, from April 2023 (can be earlier, subject to agreement).

Quoting Rent for the office space and additional basement storage is available upon application.

All figures quoted are exclusive of all other occupational outgoings including Service Charge, Occupier and Forcier Rates and any other associated occupational costs and exclusive of GST (if applicable).

LEGAL COSTS

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

INTERNAL PHOTOS
FIRST FLOOR

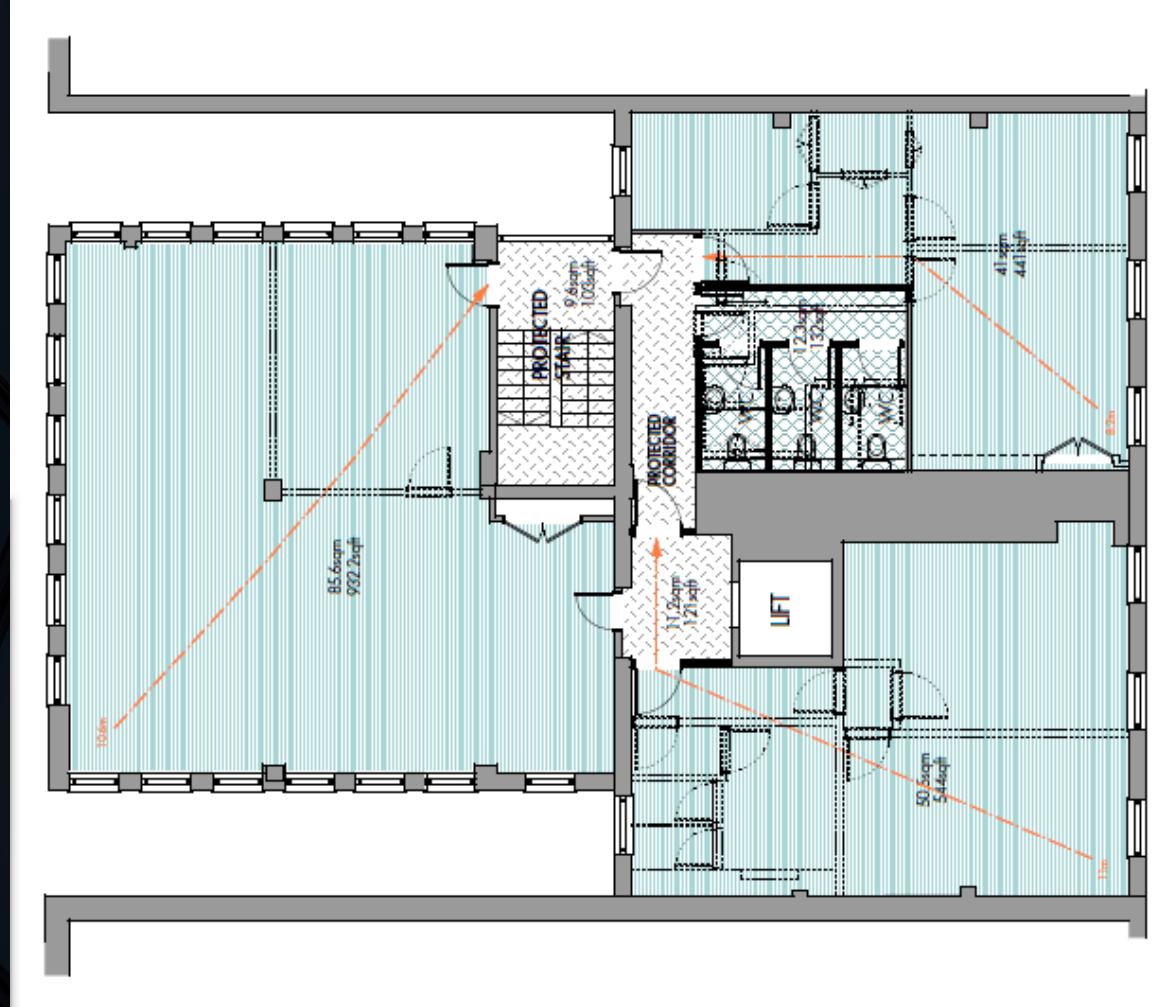


SECOND FLOOR (PART)



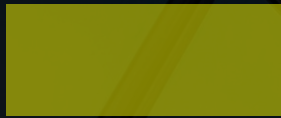
FLOOR PLAN
FIRST FLOOR

CROSS STREET



BOND STREET

FLOOR PLAN
SECOND FLOOR (PART)

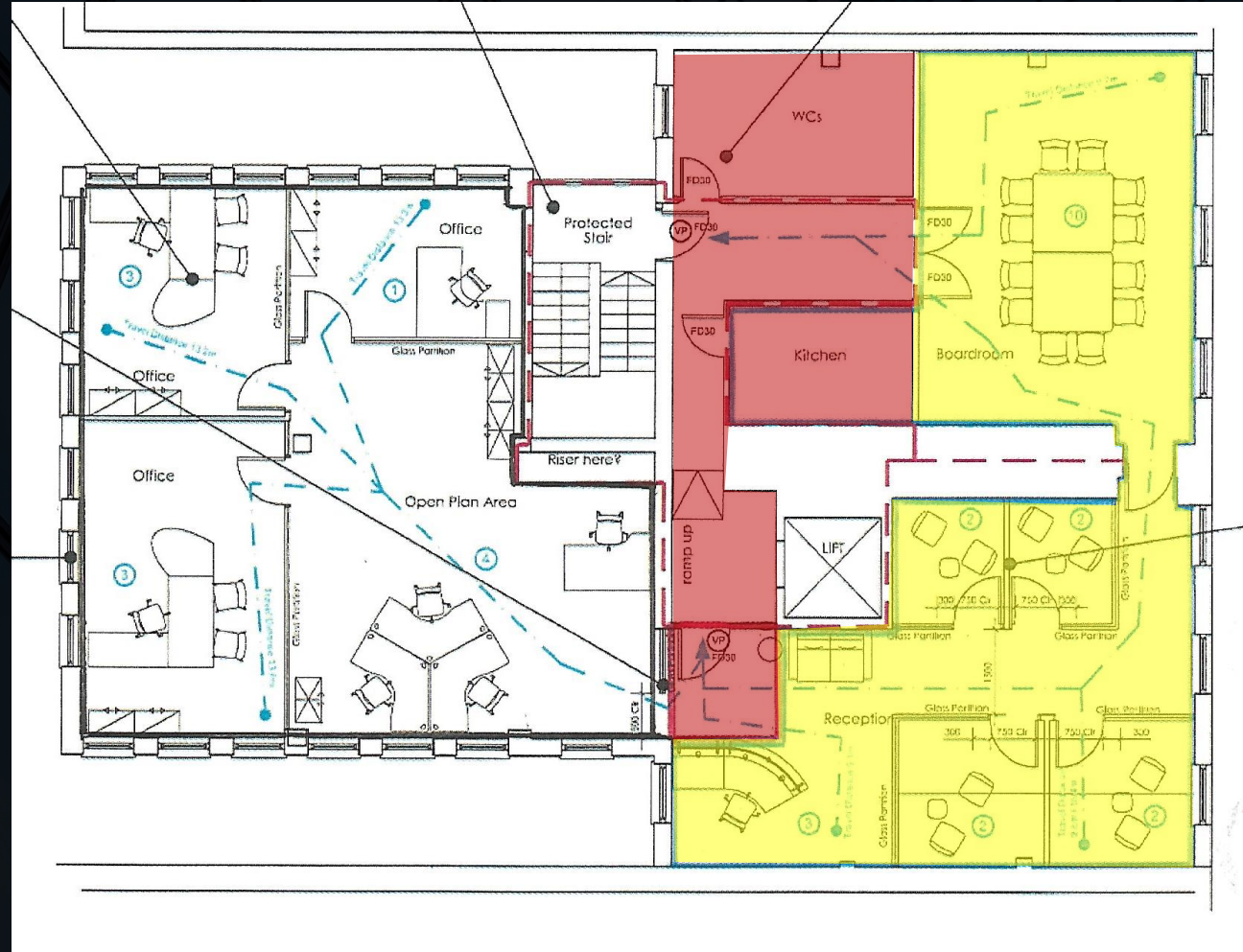


Available Area



Common Areas

CROSS STREET



BOND STREET



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VIEWING OR FURTHER INFORMATION

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