

MIELLES HOUSE

LA RUE DES MIELLES | ST HELIER | JERSEY | JE2 3QD

TO LET

Centrally Located, Good Quality Office Accommodation

**D2 REAL
ESTATE**

GOOD QUALITY OFFICES IN ST HELIER

- Private, good quality offices situated in heart of Jersey's prime business district.
- Excellent accessibility to King Street and Queen Street, St Helier's primary retail thoroughfares, and Jersey's International Finance Centre (IFC) office development.
- Located immediately opposite Sand Street Car Park.
- First and Third Floor offices are immediately available on flexible lease terms.



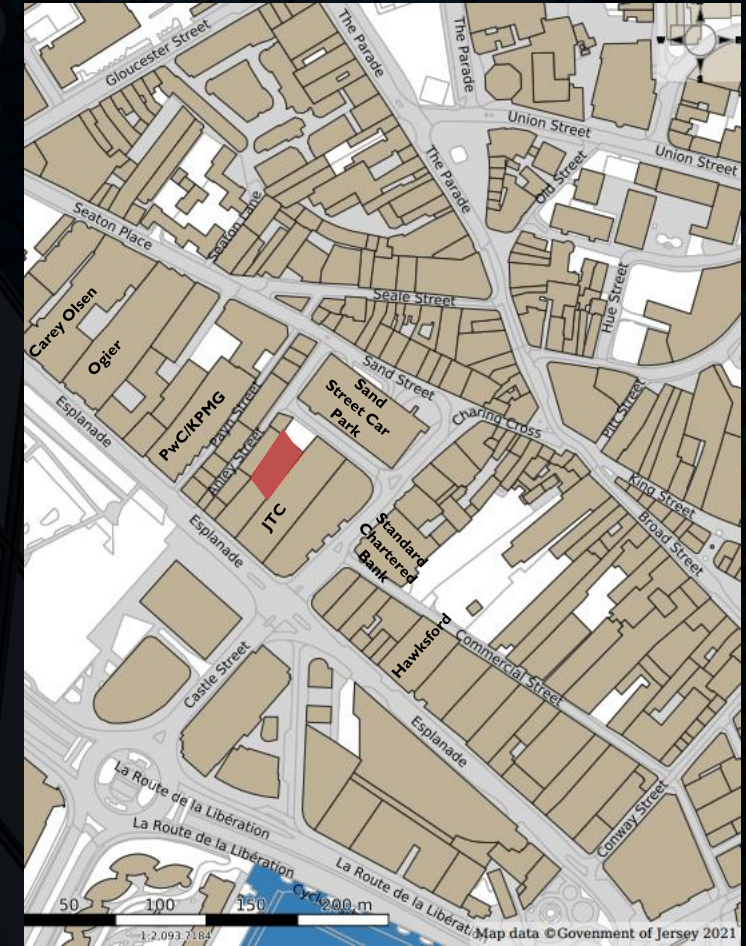
LOCATION

- The Property is situated off La Rue des Mielles, directly behind the Sand Street public car park. The Property is set back off the Esplanade, Jersey's Prime Business District and in close proximity to the International Finance Centre office development. It is under 200m from the primary retail throughfare of King Street and Queen Street.
- Occupiers within the Property include Vantage and Nedbank Private Wealth.
- Other within the vicinity include JTC, Brooks Macdonald, Jersey Development Company and Jersey Financial Services Commission.

RED LINE PLAN



LOCATION PLAN



DESCRIPTION & SPECIFICATION

The Property is of concrete frame construction and it built over ground and the three upper floors under a pitched slate roof.

There is lift access to all floors with capacity to take 4 persons (450kgs).

The offices benefit from good natural light provision throughout with windows to the south and north elevations and have been finished to a good quality to the following specification:

Solid, carpeted floors

Perimeter trunking

Suspended ceilings with new LED lightning

Air conditioning system throughout

Double glazed windows

Male & Female WC's on each floor

The first floor comprises an open office space with a boardroom, three office/meeting rooms and a kitchenette. Furniture is also available at an additional cost.

The third floor is undergoing minor refurbishment works however provides an open plan office area with a board room and an office/meeting room.

Alongside the proposed demised office areas, the common areas of the Property are undergoing refurbishment as well as an increased bicycle parking provision.

AREAS

Floor	Sq Ft	Sq M	Status
First	2,136	198.43	Available
Third	1,970	183.01	Available
Total	4,106	381.44	Available

These net internal areas (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, on an all-inclusive rental package, as a whole or in part:

First Floor: £53,400 per annum

Third Floor: £49,250 per annum

The all-inclusive rental package includes, rent, service charge and the building insurance premium. The tenant will be responsible for all other occupational outgoings including Occupier and Forcier Rates and any other utilities costs. All figures are quoted exclusive of GST (where applicable).

LEGAL COSTS

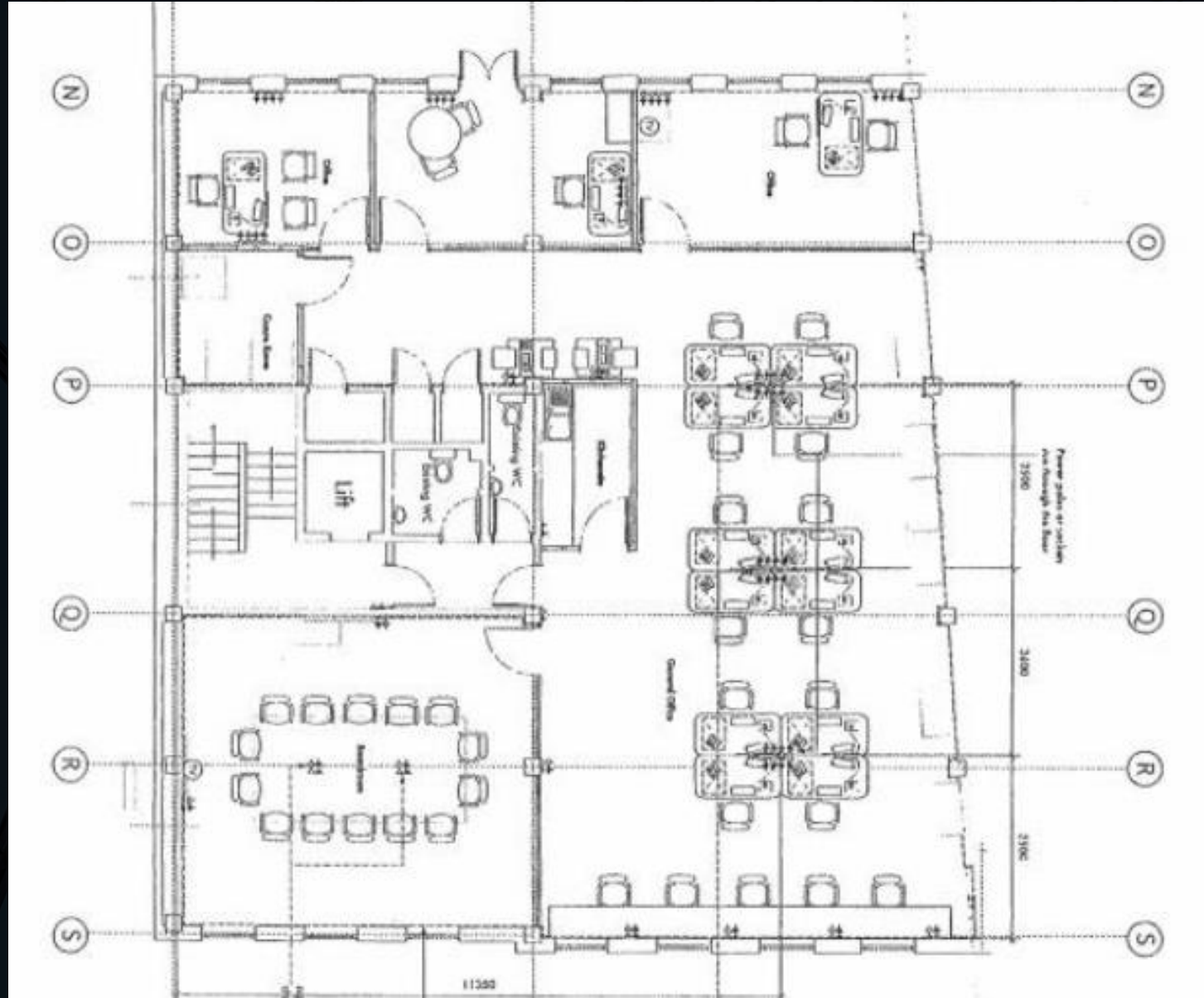
Each party to bear their own legal costs and any other associated cost incurred in the letting of this property.

INTERNAL PHOTOS

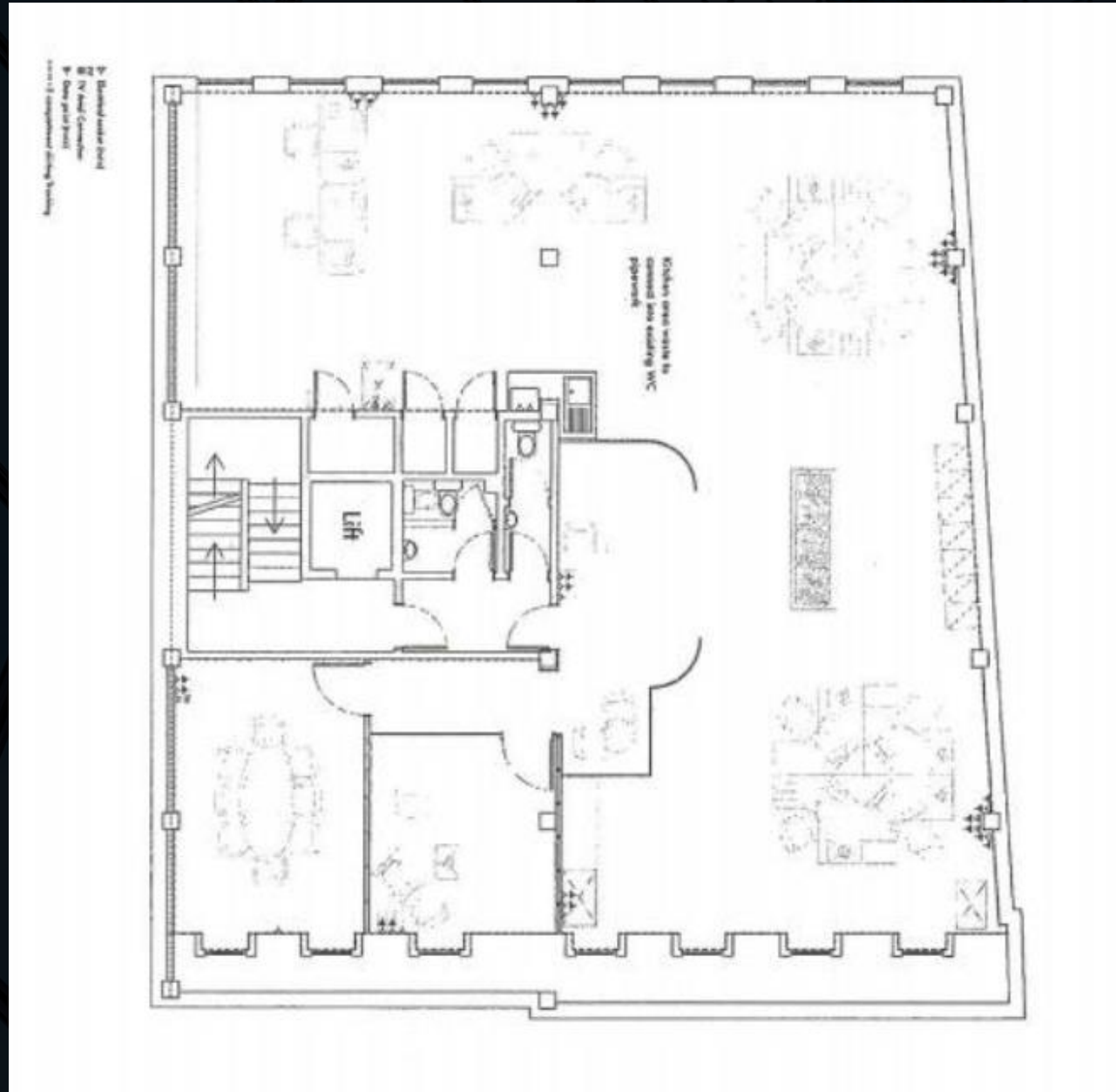
FIRST FLOOR



FLOOR PLAN
FIRST FLOOR



FLOOR PLAN
THIRD FLOOR





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VIEWING OR FURTHER INFORMATION

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