

# 5 MINDEN PLACE, ST HELIER

FULLY REFUBISHED SELF-CONTAINED OFFICE AVAILABLE TO LET



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# DESCRIPTION

The Property consists of a purpose built, three story commercial building with retail space on the ground floor and offices on the two upper floors.

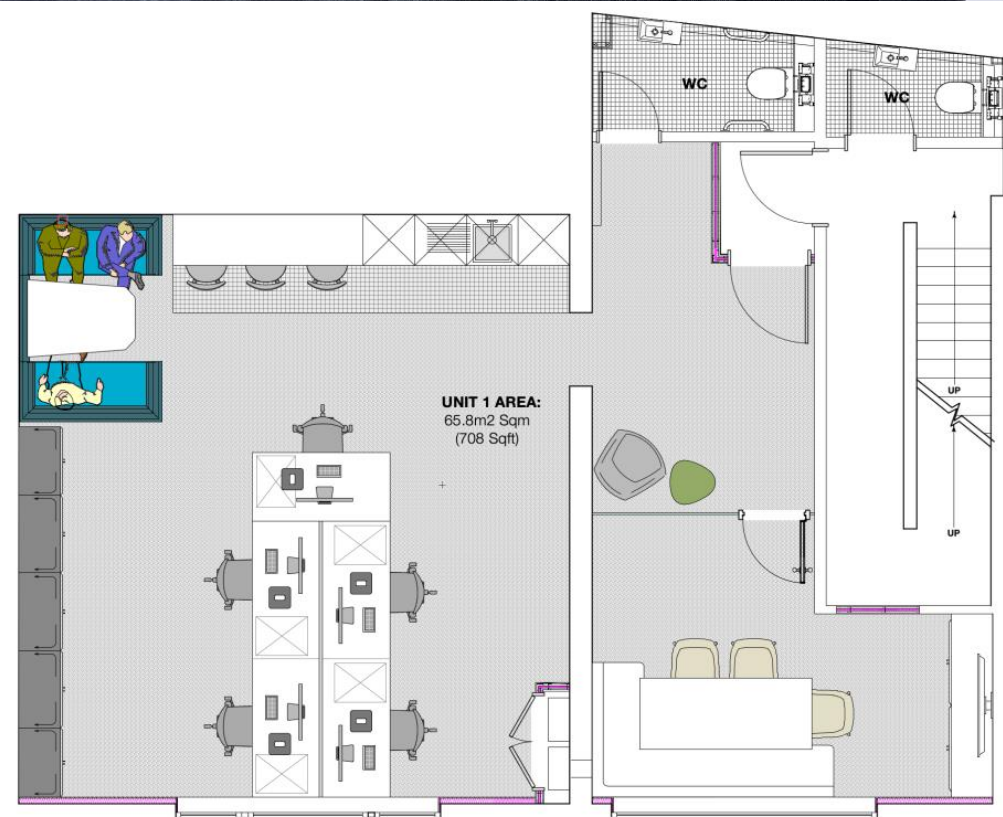
The ground floor is let to Envy Beauty & Tanning Studio with the second floor office occupied by interior architecture & design firm Elliott Design Partnership.

This self-contained office floor is arranged with two open plan areas and has undergone full refurbishment to the following quality specification:

- Full height ceiling with exposed services
- LED lighting
- New kitchenette and W/Cs
- Perimeter trunking with new carpets and floor coverings throughout

The landlord is installing a new ground floor shopfront and office entrance way plus redecorating the front façade of the building early in 2024.

The accommodation has the capacity for up to 5 open plan desks with a meeting room, reception and staff break out area.



# ACCOMMODATION

Floor	Sq Ft	Sq M
First	708	65.80

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



The 'test to fit' plan provided is not to scale and for identification purposes only. The office is provided without furniture.

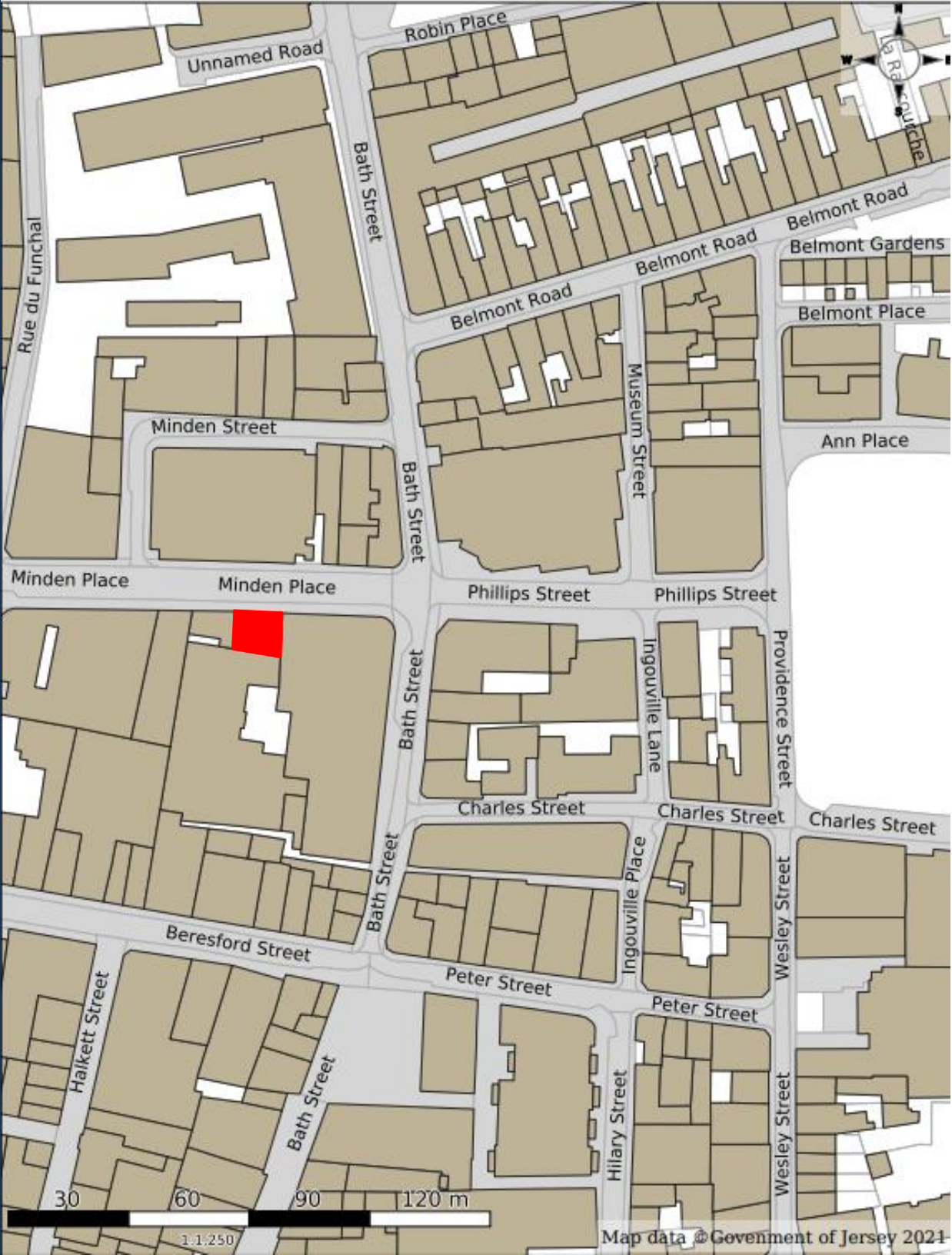


# LOCATION

The Property is centrally located St. Helier. More specifically, the Property is situated on the South side of Minden Place, immediately opposite the Minden Place multi-storey car park and affords excellent access to St Helier's prime retailing areas of King Street.

The Property is located next to The Le Gallais Building, where office occupiers include Jersey Evening Post, American Express & Dickinson Gleeson to name afew.

-  Minden Place Car Park  1 minute
-  Central Market  3 minutes
-  King Street  4 minutes
-  Liberation Bus Station  10 minutes



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## CONTACT DETAILS



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*November 2023*

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## AVAILABILITY

The premises is immediately available to let on flexible lease terms.

Quoting Rent: £20.00 per sq ft / £14,160.00 per annum.

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## OCCUPATIONAL COSTS

An incoming tenant will be responsible for Occupier and Foncier Rates, due proportion of the building insurance and any other associated occupational costs, including due proportion of the communal area cleaning & electricity consumption.

No additional Service Charge will be levied on an incoming tenant.

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## LEGAL COSTS

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

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## FURTHER INFORMATION

Further information on the property including other test to fit plans and other associated information is available upon request.



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