



First floor offices, 74 Halkett Place, St. Helier
Asking rent £41,030 pa

BROADLANDS
COMMERCIAL



- Prominent office unit which is immediately available to let
- Recently refurbished to a good specification
- First floor - 1,865 sq.ft
- Landmark corner building situated in the heart of St Helier
- Excellent levels of natural light
- For further information, please contact Nick Trower MRICS
nick@broadlandsjersey.com

Location

The Property occupies a prominent corner position on Halkett Place at its junction with Burrard Street. Nearby occupiers include Bean Around The World, Fortuna Euronics, Pizza Express, Awabi, Viberts lawyers, Wholesale Electrics and Jersey Library. The Central Market is a short distance to the south. The Property is also very close to the new Merchants Square mixed-use development which includes a Premier Inn, Nomu restaurant and retail units. The prime retail thoroughfares of King Street and Queen Street and Royal Square are also a short walk to the south. There are public car parking facilities provided close by within Minden Place and Charles Street car parks.

Description

The first-floor office is directly above the new Dementia Jersey centre and this high-profile St Helier property benefits from an attractive dual-aspect onto Halkett Place and Burrard Street, with a separate dedicated entrance. As currently configured, the available first floor space provides clean, modern office accommodation incorporating customer reception area and open-plan workspace augmented with a boardroom, comms room and large store room (or otherwise, additional partitioned office), kitchen and WC/shower facilities. The space is presented in turn-key condition and comprises the following elements:

- Open plan floor layout.
- Excellent levels of natural light from south and west facing dual-aspect.
- Suspended ceilings incorporating LED lighting & air-conditioning.
- Perimeter trunking.
- Male & female / W.C. facilities

, shower and kitchenette.



Accommodation

The first-floor offices have been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 1,865 sq.ft (173 sq.m) Offices 1,565 sqft 145 sqm Stores 300 sqft 28 sqm

Availability

The Property is available immediately, subject to completion of the legalities.

Lease Terms

The first-floor offices are available by way of a new full repairing and insuring lease by way of managed service charge, for a term of 9 years. In line with normal market practice a suitable covenant, deposit or guarantee will be required by the lessor.

Rental

The asking rental is £41,030 pa, equating to £22psf.

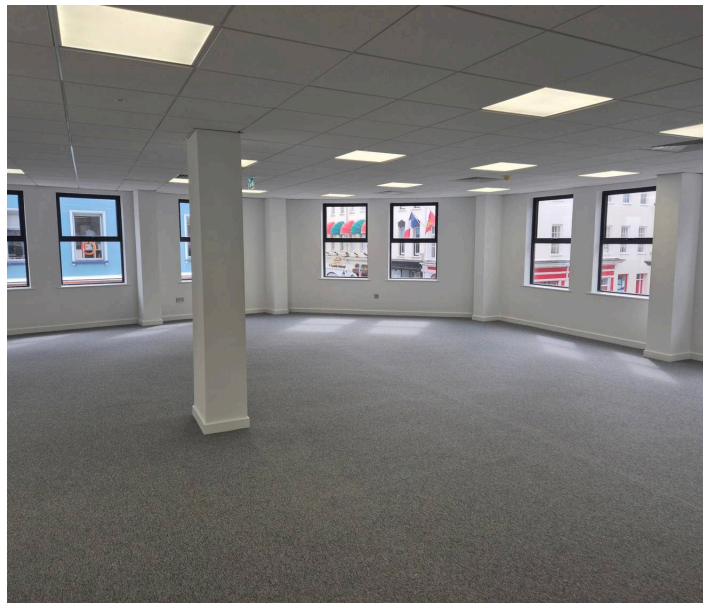
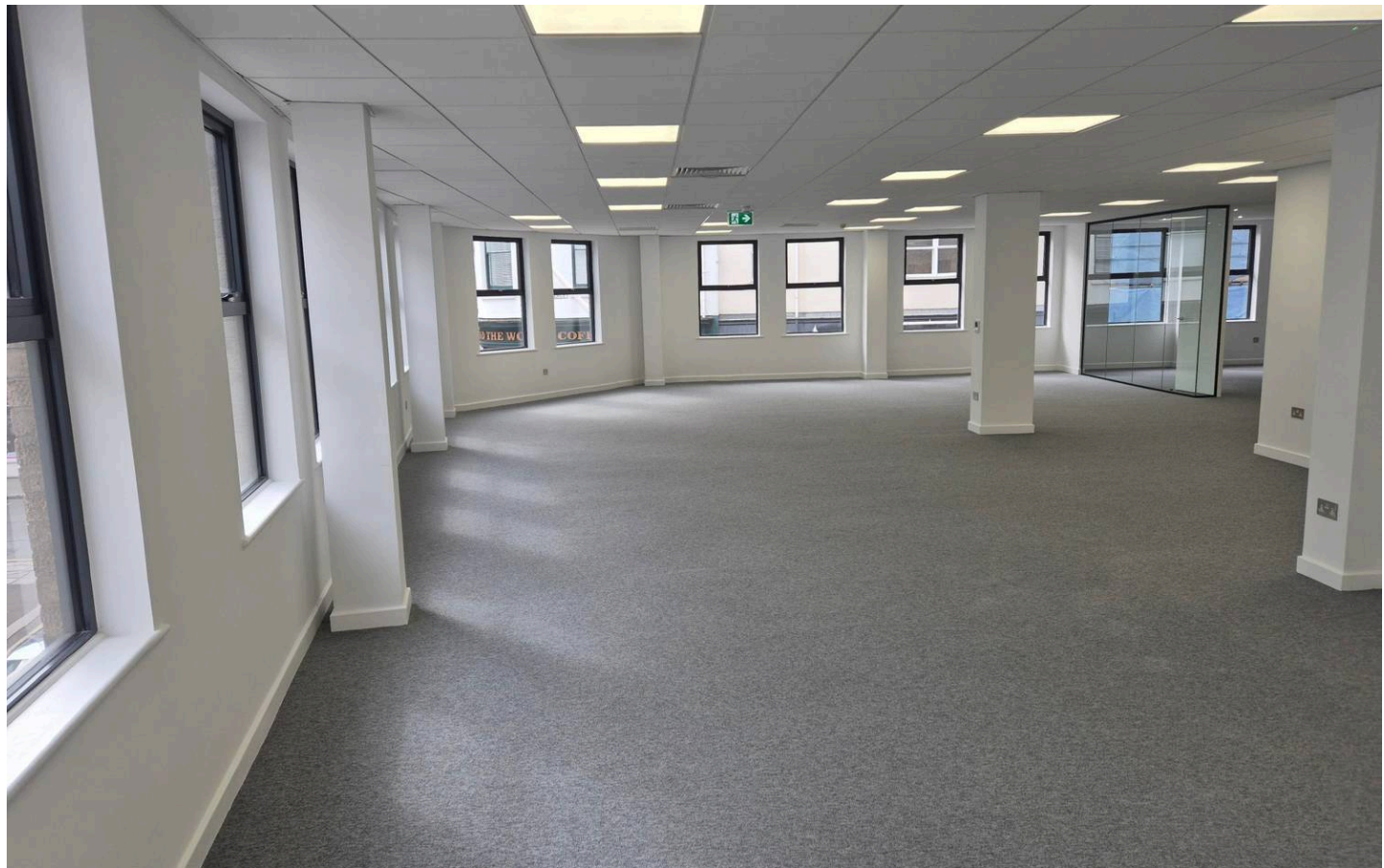
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

Legal costs

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

Viewing

Strictly by appointments with the joint sole agents Broadlands Commercial and Queree Property Consultants Ltd. Nick Trower MRICS Director – Commercial T. +44 (0)1534 880770 M. +44 (0)7797 751558 nick@broadlandsjersey.com
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