



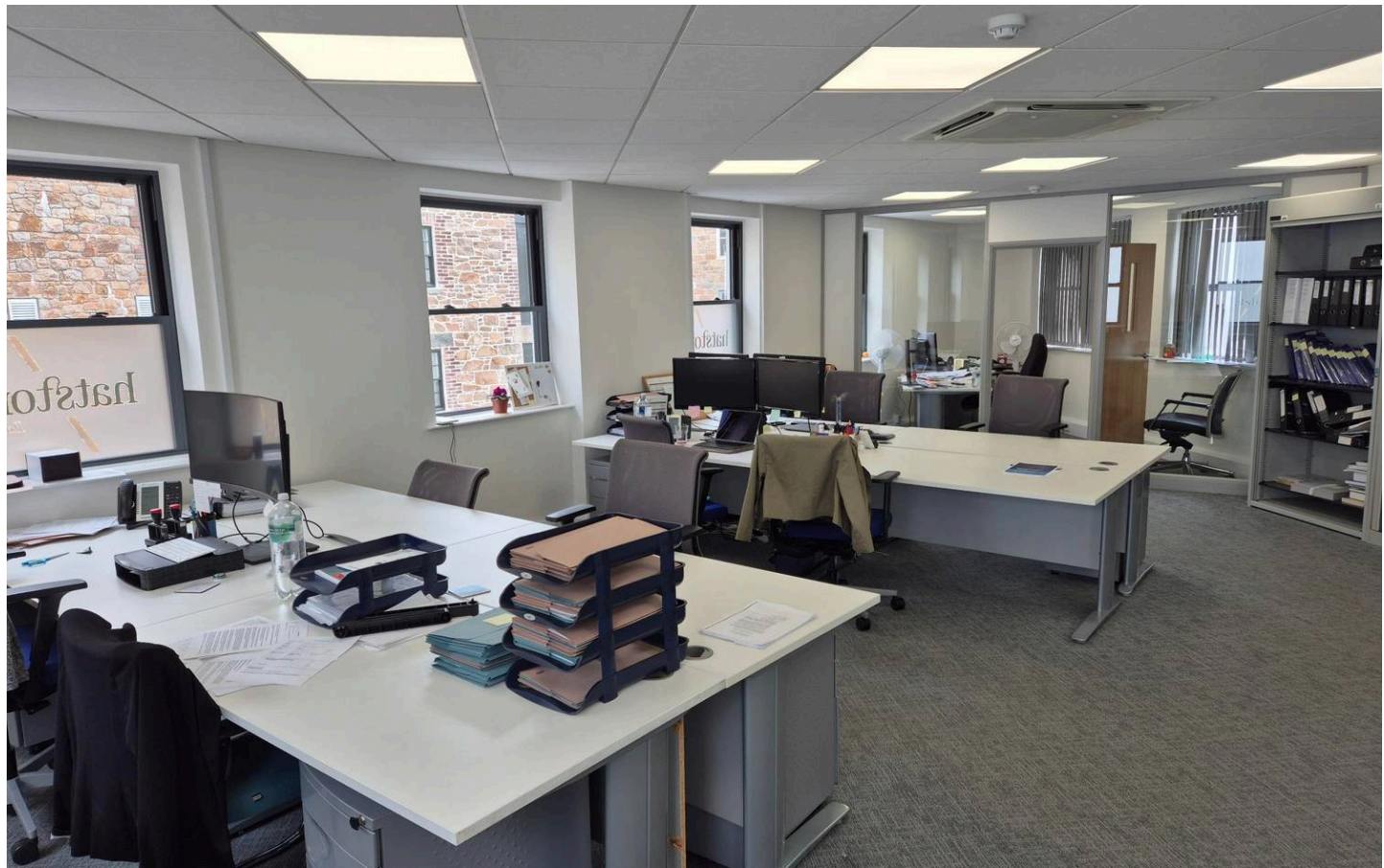
**2nd floor office 6 Caledonia Place St. Helier**

**Asking rental - £29,680 pa**

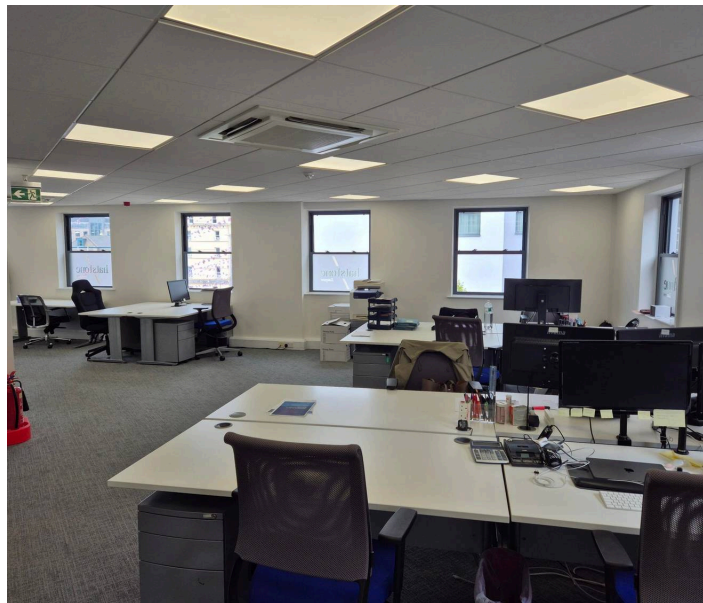


**Key Features:**

- Second floor - 742 sq.ft
- Good specification
- Corner building situated in the heart of St Helier
- Excellent levels of natural light
- Available Immediately

**Location**

Caledonia Place, within the Weighbridge, is an exceptionally central location providing a mix of office and leisure uses. The office building is a short walk from the Liberation Bus Station and the public car parking facilities at Pier Road Car Park.





## Description

Caledonia Place is arranged over ground and three upper floors, with each floor providing very high quality self-contained office suites. The available offices form part of the 2nd floor of the property and offer high quality, turn-key office space, currently arranged as mainly open-plan with a single directors' office. Further separation would be possible, subject to landlord consent. The offices benefit from the following amenities: Suspended ceilings incorporating LED lighting, Comfort cooling and heating, Perimeter trunking, Private kitchenette facility, Lift access to all floors, Male / female WC & shower facilities. Additional floorspace together with flexible use of a large boardroom on the 2nd floor may be available, subject to negotiation.

## Accommodation

The second-floor offices has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 742 sq.ft (68.93sq.m).

## Availability

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

## Lease Terms

The available second-floor offices within 6 Caledonia Place are currently occupied but can be made available for occupation at short notice. A short-term lease is available until 23/06/27. In line with normal market practice a suitable covenant, deposit or guarantee will be required by the lessor.

## Rental

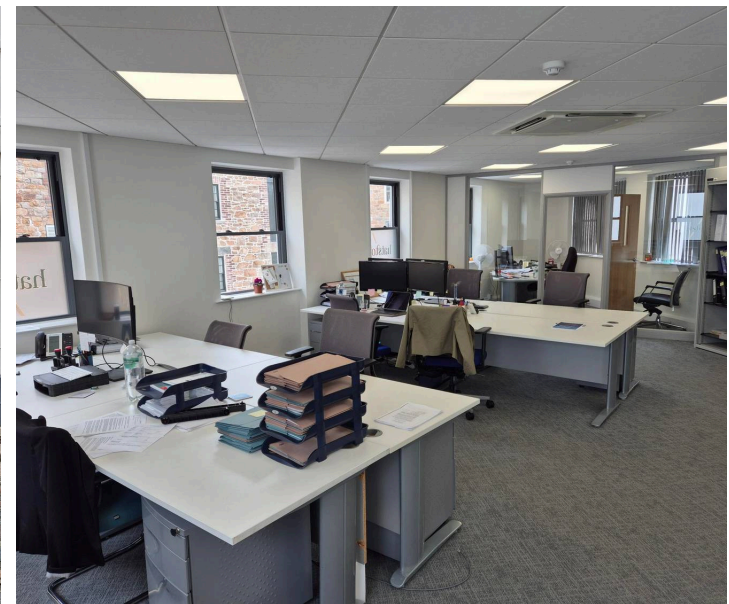
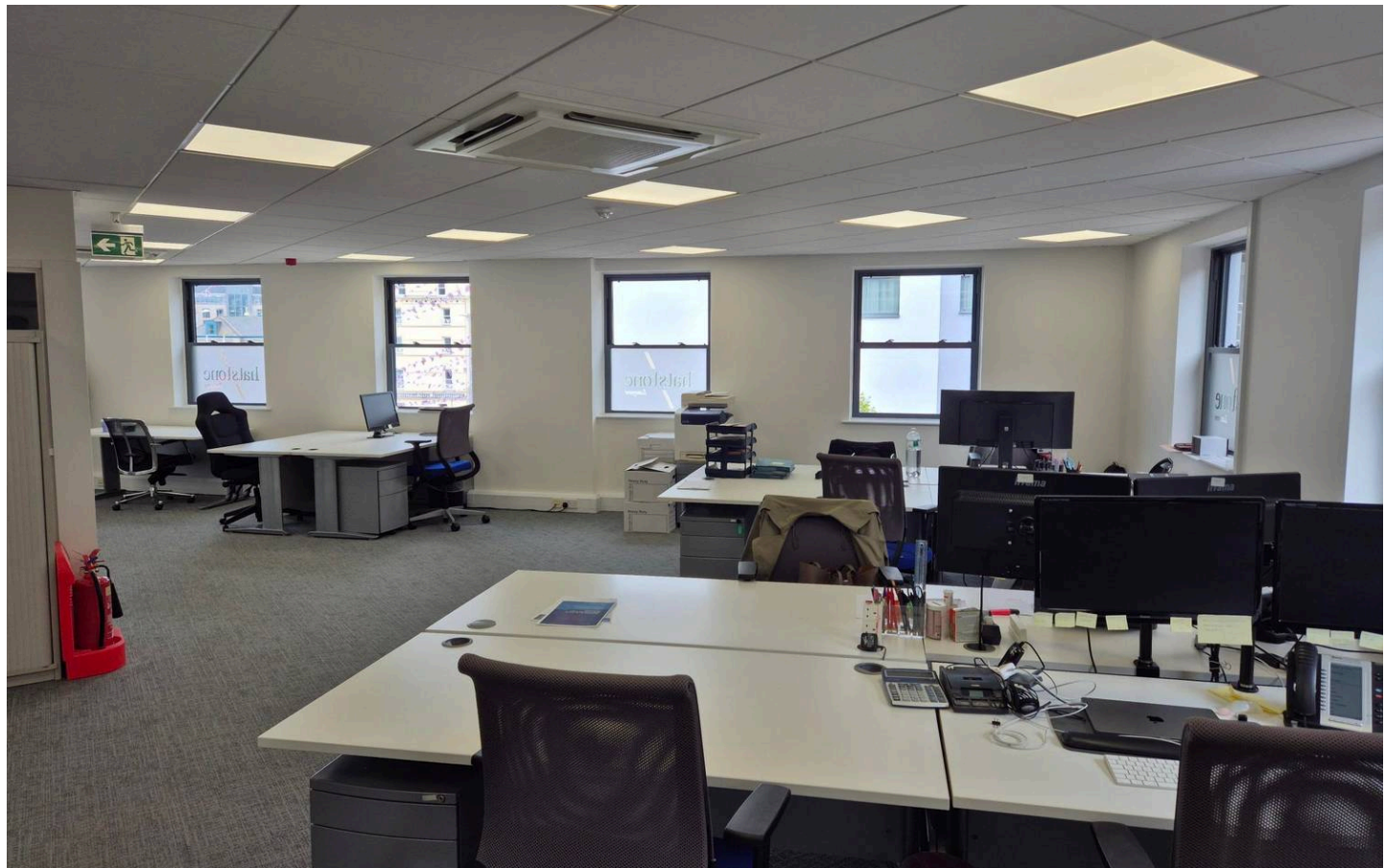
The offices are available on an all-inclusive rental basis (excluding data/telephony) at £29,680 pa. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## Legal costs

Each party to bear their own legal costs and any other cost incurred in the sub-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](mailto:nick@broadlandsjersey.com)  
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