



First floor offices Salisbury House Union Street St Helier

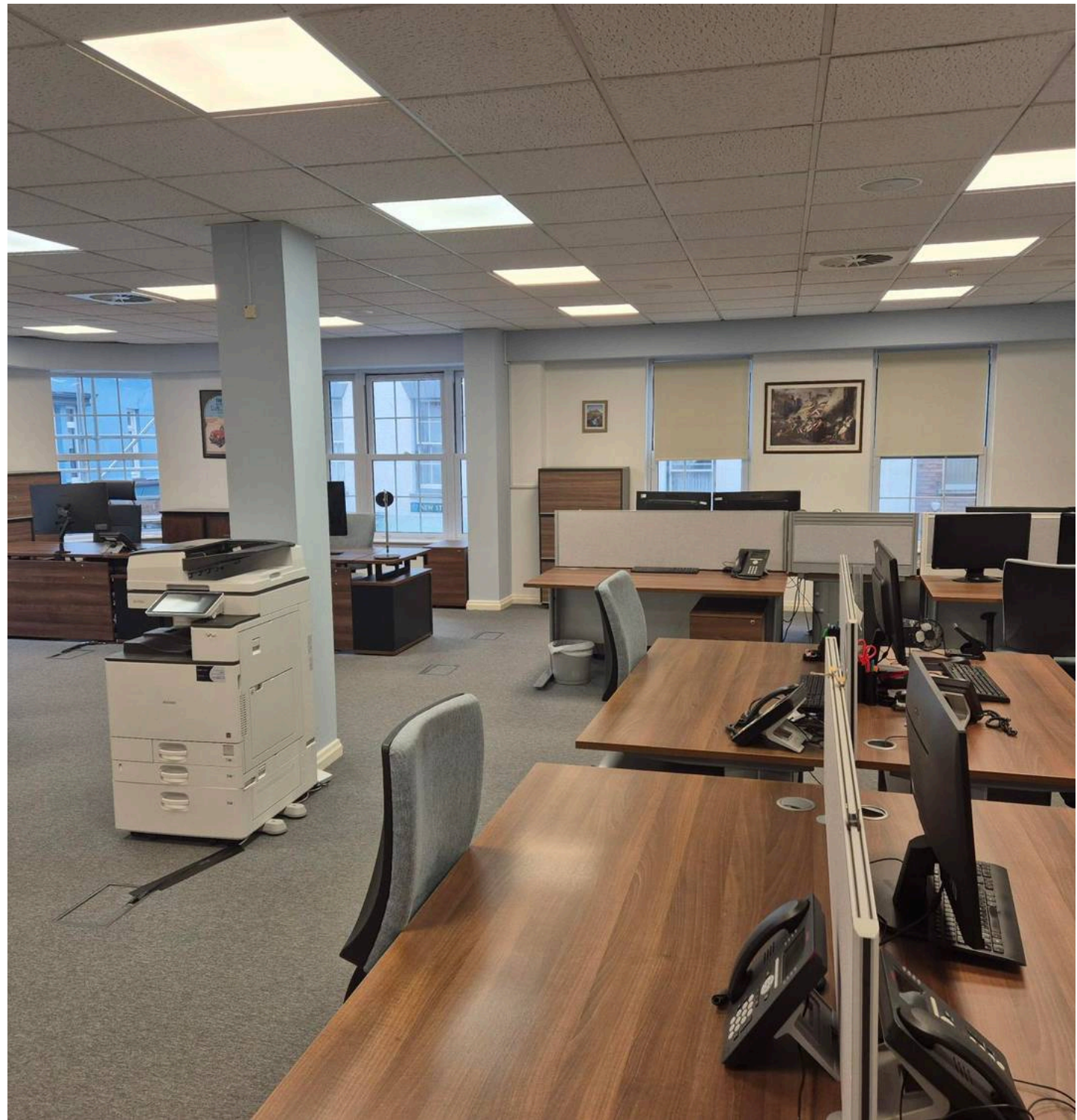
£65,000 pa

BROADLANDS
COMMERCIAL



Salisbury House, Union Street, St Helier

- Fully fitted out first floor office premises
- Excellent levels of natural light
- First floor – 2,599 sq.ft
- Raised access floors, air conditioning, suspended ceilings, carpeted
- Immediately available
- Part cellular and part open plan space with meeting rooms, boardroom and kitchen
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com



Location

The property is situated on the southwestern corner of Union Street and New Street, in the Parish of St Helier and within the heart of the town centre, close to the prime retail pitch of King Street.

Description

The property is a purpose-built, four-story mixed-use retail and office building, with retail on the ground floor and self-contained offices to the upper part. As currently configured, the first floor is split into two main areas; a mainly open plan section and a more cellular client area. The premises also benefit from the following: • Excellent levels of natural light from south and west facing dual-aspect. • Suspended ceilings incorporating LED lighting & air conditioning. • Fully accessible and carpeted raised floors. • W.C facilities. • Reception and kitchen. • Lift access.

Accommodation

The first-floor offices have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor area: Offices 2,599 sqft 241 sqm

Lease Terms

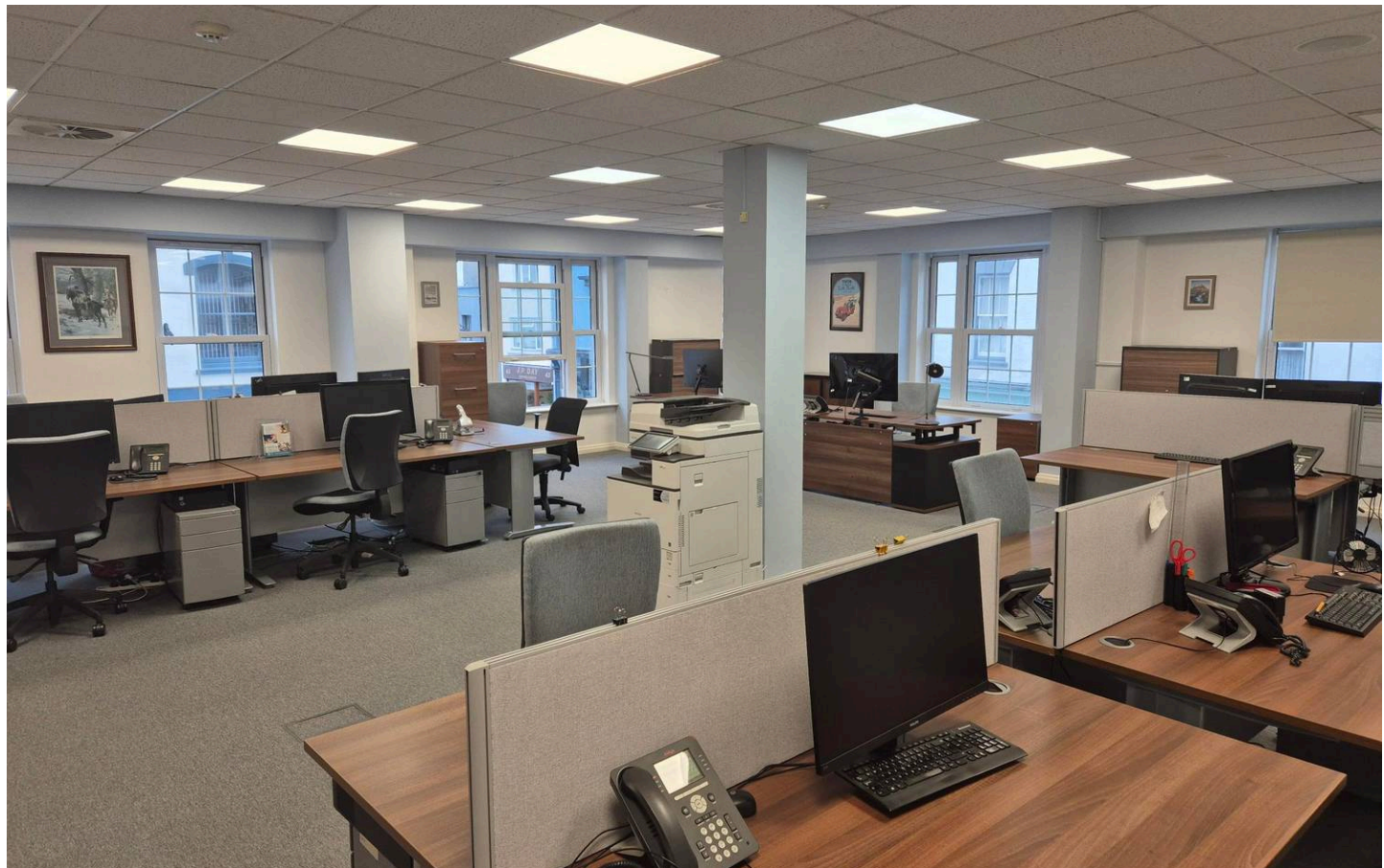
The premises are available by way of a sub-lease until 30th November 2029 with the tenant responsible for internal repair and decoration, plus a floor area linked contribution to the property service charge to cover common repairs, maintenance, management etc. Rent reviews will be upwards only, every three years and linked to the change in the Jersey Retail Price Index. In line with normal market practice, a suitable covenant or guarantee will be required by the lessor.

Rental

The rental is £65,000 pa All rentals quoted are exclusive of all other outgoing and exclusive of GST if applicable.

Viewing

Strictly by appointment with the joint sole agents Broadlands Commercial. Nick Trower MRICS or Guy Gothard FRICS T. +44 (0)1534 874141 M. +44 (0)7797 751558 nick@broadlandsjersey.com or guy@broadlandsjersey.com www.broadlandscommercial.com





NOTES

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DETAIL AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

REV	DATE	AMENDMENTS	INT
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[illegible]

D	30-6-73	LEFT SIDE DRIVE ALIGNED	✓
C	18-6-73	DRUMS/ROTOR ALIGNED	
B	5-6-73	LEFT DRIVE POSITION ALIGNED	
A	1-6-73	RIGHT DRIVE POSITION ALIGNED	

TITLE	DATE	BRANCH	COPIES	APPROVED	REMARKS
PROPOSED DEVELOPMENT OF BIRDS BAKERY SITE UNION STREET ST.HELIER for SOLEST HOLDINGS LTD					

SCALE	DRAWN
1:50	plw

DATE	PROJECT ARCHITECT
11.11.00	

DRAWING

WORKING DRAWING

FIRST FLOOR PLAN

DRAWING NUMBER

0010 3 3 2 -

8043-2-2 D

B|A|S

ARCHITECTS

CHARTERED ARCHITECTS AND SURVEYORS
 100, RUE DE BAY, ST. ANDREW, OVERSEAS, CHAMBER ISLAND
 TEL: 00463 5041 5000, FACSIMILE 00463 5041 5000

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