



31-33 New Street, St. Helier

£38,898 pa

BROADLANDS
COMMERCIAL



31-33 New Street, St. Helier

- Third floor - 2,161 sq ft
- Suspended ceilings & raised access floors, LED lighting & air conditioning
- Kitchenette
- Good natural light
- Male & female toilets
- For further information, please contact Guy Gothard FRICS guy@broadlandsjersey.com or Nick Trower MRICS nick@broadlandsjersey.com

Location

The premises are conveniently located on the east side of New Street, opposite St Paul's Gate. This part of New Street is a long established office location and is within a short walk of the Royal Square, King Street and the Esplanade.



Description

The property has recently been refurbished to a good specification, including the renewal of the building's granite façade and entrance, redecoration of all communal areas and the incorporation of local artwork within the entrance lobby. The premises have lift access and benefit from good natural light, raised access floors, suspended ceilings with integral LED lighting, double glazing and carpets.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor area: - Third floor 2,161 sq ft 200.76 sqm

Rental

The premises are available at an annual rental of £18 per square foot.

Availability

The third floor is available immediately by way of an internal repairing, insuring and rate paying lease, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

Legal & Professional costs

Each party to bear their own costs, whether or not a transaction arises.

Viewing and Further Information

Strictly by appointment with the Lessor's sole agent.

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