



Ground Floor Suite Two, 1 Seaton Place, St. Helier

Rental: £31,710 /annum

BROADLANDS
COMMERCIAL



Ground Floor Suite Two 1 Seaton Place St. Helier

- Ground Suite Two Office - 906 sq.ft
- Excellent natural light
- Fully fitted out and turn-key condition
- Prime office location
- Sole Agent
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com



Location

The property is situated on a prominent site within the Island's premier office area, with neighbouring occupiers that include HSBC, JP Morgan, Ogier, Elian, Aztec, JTC, Carey Olsen, PWC & KPMG. The property is located within St Helier's central business district, occupying a prominent corner site towards the eastern end of Seaton Place.

The area is close to the International Finance Centre and the Waterfront and within a short walk of King Street, the town's main retail thoroughfare.

It is also located a short walk from Sand Street car park (to the east) and Patriotic Street car park (to the west).

Description

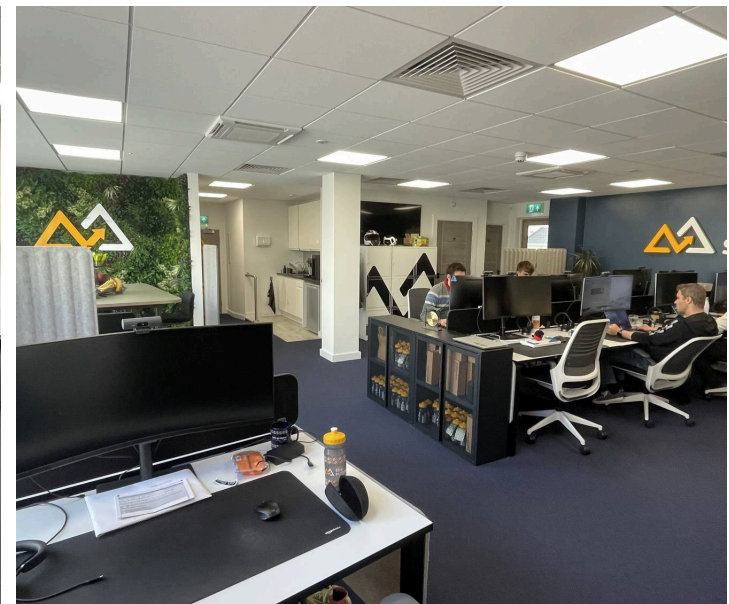
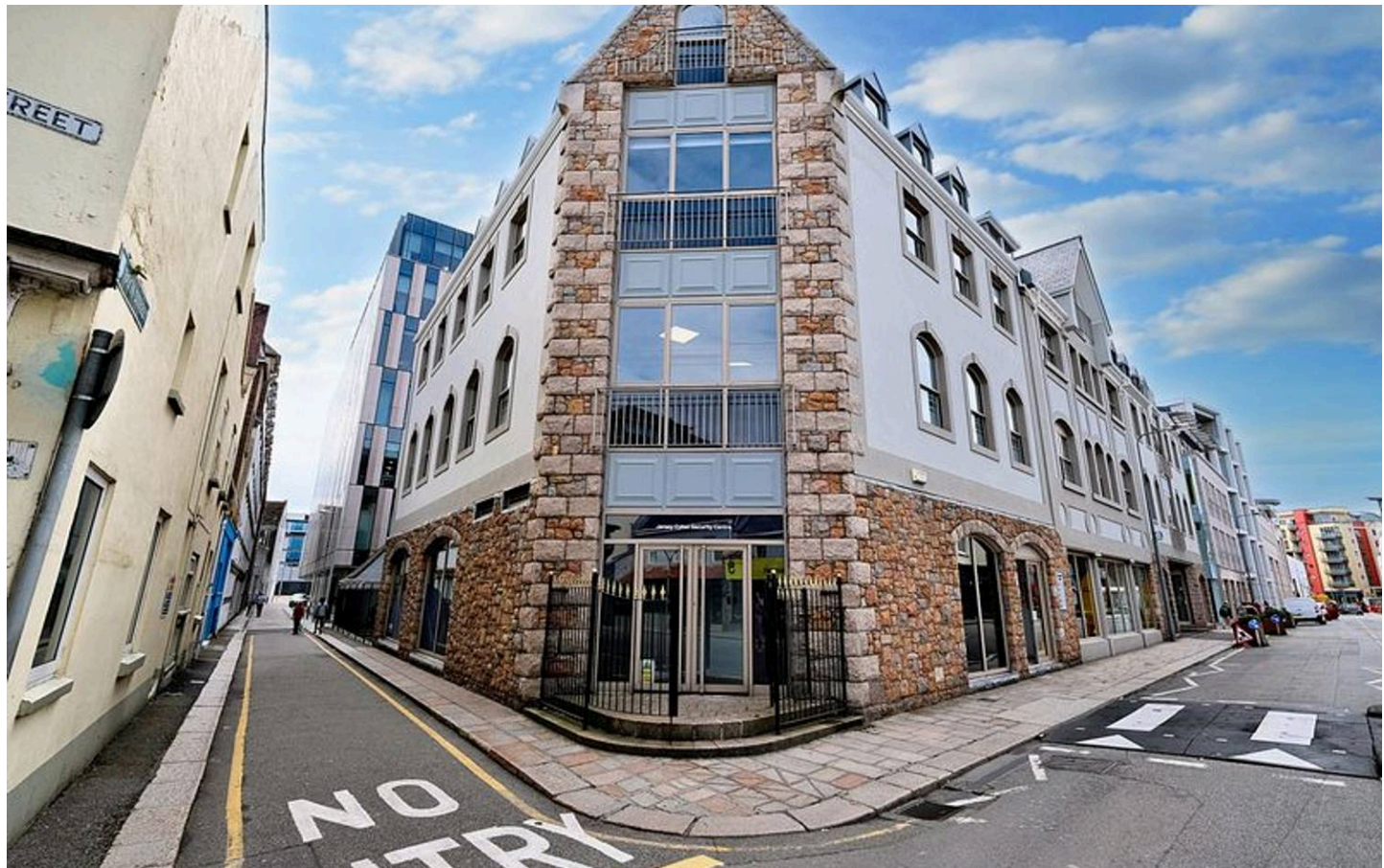
The offices have been fitted out to an exceptional standard by the existing occupier and include the following:

- Meeting room
- Open plan office
- Kitchenette
- WC facilities
- Shower.

The premises are available in a "turn-key" condition

Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 906 sq.ft (84.17 sq.m).



Availability

The offices are available from 4th January 2026.

Lease Terms

The premises are available by way of a new effective full repairing and insuring lease. The lessee is to contribute to the on-account service charge to include, but not limited to, management fees, common part repairs and decoration, maintenance & service contracts, cleaning, security etc.

Rental

Offices: £31,710 per annum (£35 psf)

Legal Costs

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

Viewing

Strictly by appointment with the Lessor's sole agent.

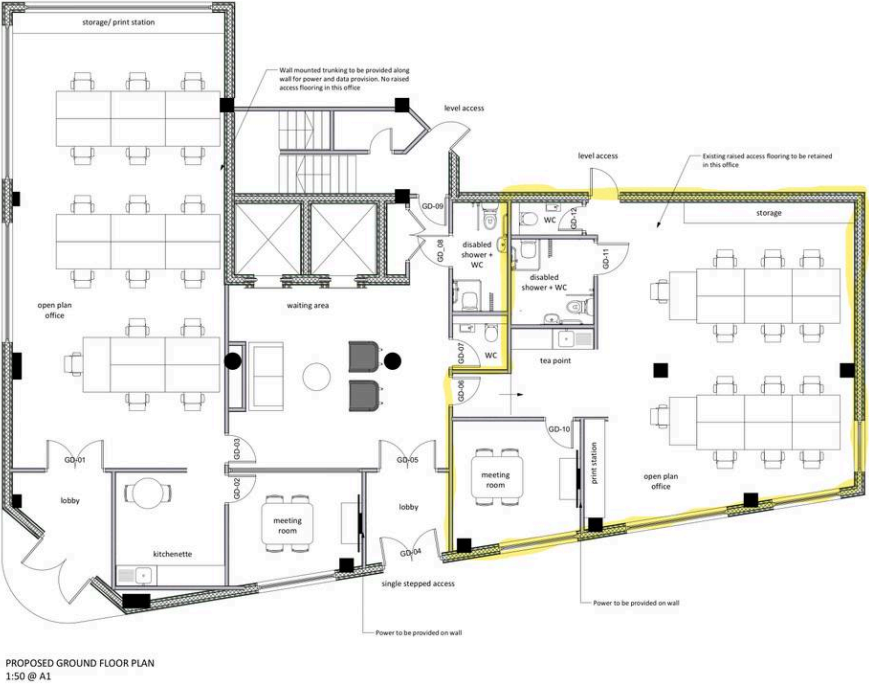
Nick Trower MRICS Director – Commercial

T. +44 (0)1534 874141

M. +44 (0)7797751558

nick@broadlandsjersey.com

www.broadlandsjersey.com



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