



**First Floor Offices 10 Hill Street, St Helier**

**Rental: £32,000 /annum**

**BROADLANDS**  
COMMERCIAL

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**RICS**



# First Floor Offices 10 Hill Street

St Helier

- Central Location
- Fitted out to a high standard
- Excellent levels of natural light
- 958 sq.ft
- Sole Agent
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS  
[guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)





## Location

The property enjoys a central position on the northern side of Hill Street, in a highly prominent location. It sits in close proximity to The States Chambers, the Royal Square and is in close walking distance to the central retail areas of St. Helier.

Public car parking is provided a short distance away in both Snow Hill car park and Pier Road car park.

## Description

10 Hill Street is a mid-terraced Victorian office building. The property has undergone extensive refurbishment, with the entire ground floor and part of the first floor currently operating as an art gallery.

The property boasts impressive floor-to-ceiling heights throughout and striking interior features, including a large atrium. There is lift access to the upper floors.

Internally, the first floor offices are of a good standard, in an open plan layout (split in half by large double doors) and offering hard wood floors and large windows providing excellent natural light throughout.

A communal kitchenette and Male and female WCs are available on both the ground and first floors.



## Accommodation

Office 958 sqft 89 sqm

## Lease Terms

The property is available by way of an assignment or sub-letting of the existing lease which ends on 18th May 2030, subject to a mutual break clause on 18th May 2027.

There is a service charge to cover the communal costs including cleaning, security etc.

## Legal Costs

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

## Viewing

Strictly by appointment with the sole agents:

Broadlands Commercial.

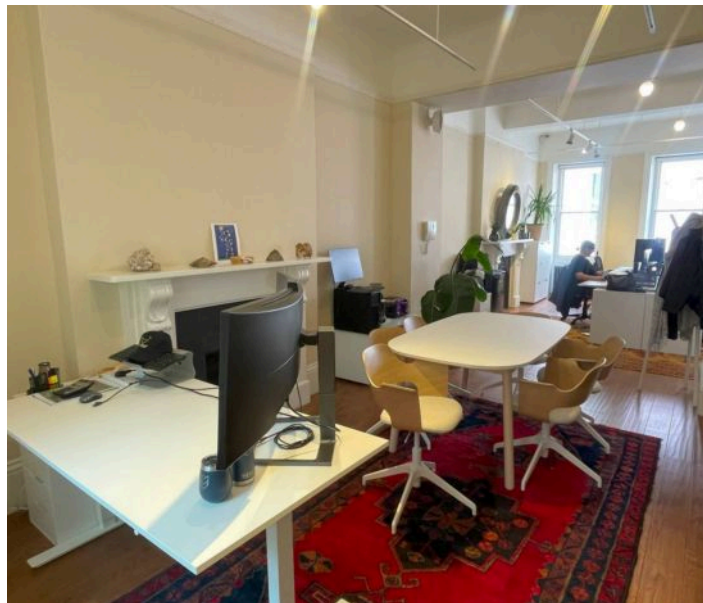
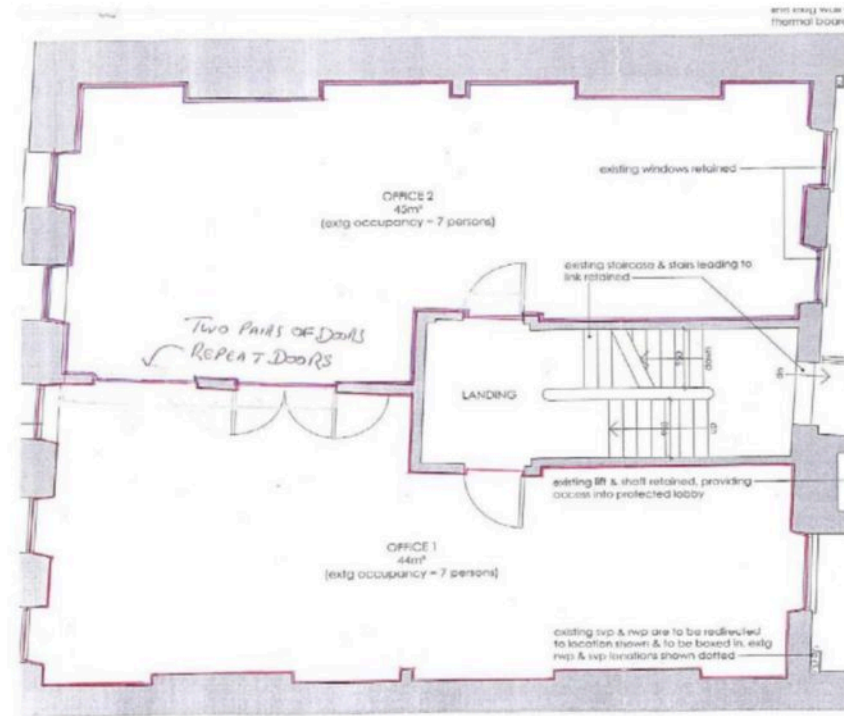
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## PLAN OF DEMISE





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