



6-7 Bond Street, Bond Street, St. Helier

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St. Helier, Jersey

- Second floor offices
- Good quality, private offices available in the heart of St Helier.
- Short walking distance from Jersey's prime business district and St Helier's primary retail thoroughfare of King Street & Queen Street
- Available immediately
- For more info and viewings contact Nick Trower - nick@broadlandsjersey.com

Location

The Property is located to the centre of St. Helier a short distance from the prime retail thoroughfare of King Street & Queen Street and also the Esplanade, Jersey's prime office business district.

It occupies a central position on Bond Street opposite the town church providing a peaceful outlook.

Other occupiers within the vicinity include Lloyds Bank, NatWest, Barclays, Close Finance, PKF/BBA Accountants and Zedra.



Description

7 Bond Street is a mid-terraced building constructed over basement, ground and three upper floors. The property is of traditional masonry construction under a pitched roof. The property benefits from a modern entrance lobby and high quality communal areas. There is lift access to all floors. The 2nd floor office benefits from good natural light provision throughout and has been finished to a good quality specification:

- Air conditioning system throughout
- Suspended ceilings with recessed fluorescent lighting
- Double glazed timber sliding sash windows
- Male & Female WC's on each floor.

The office accommodation is arranged across two interconnecting rooms — one providing open-plan workspace with a dedicated kitchenette, and the other comprising a reception area and four subdivided meeting rooms.

Accommodation

The Property provides the following areas:

2nd Floor – 954 sq.ft

Storage facilities can also be provided within the Basement.

Availability

Immediately on completion of formalities.

Lease Terms and Rental

The premises are available by way of an assignment or sub-letting of the existing lease which ends on 24th July 2028. Alternatively, the Landlord has indicated a willingness to grant a new lease, subject to the agreement of terms.

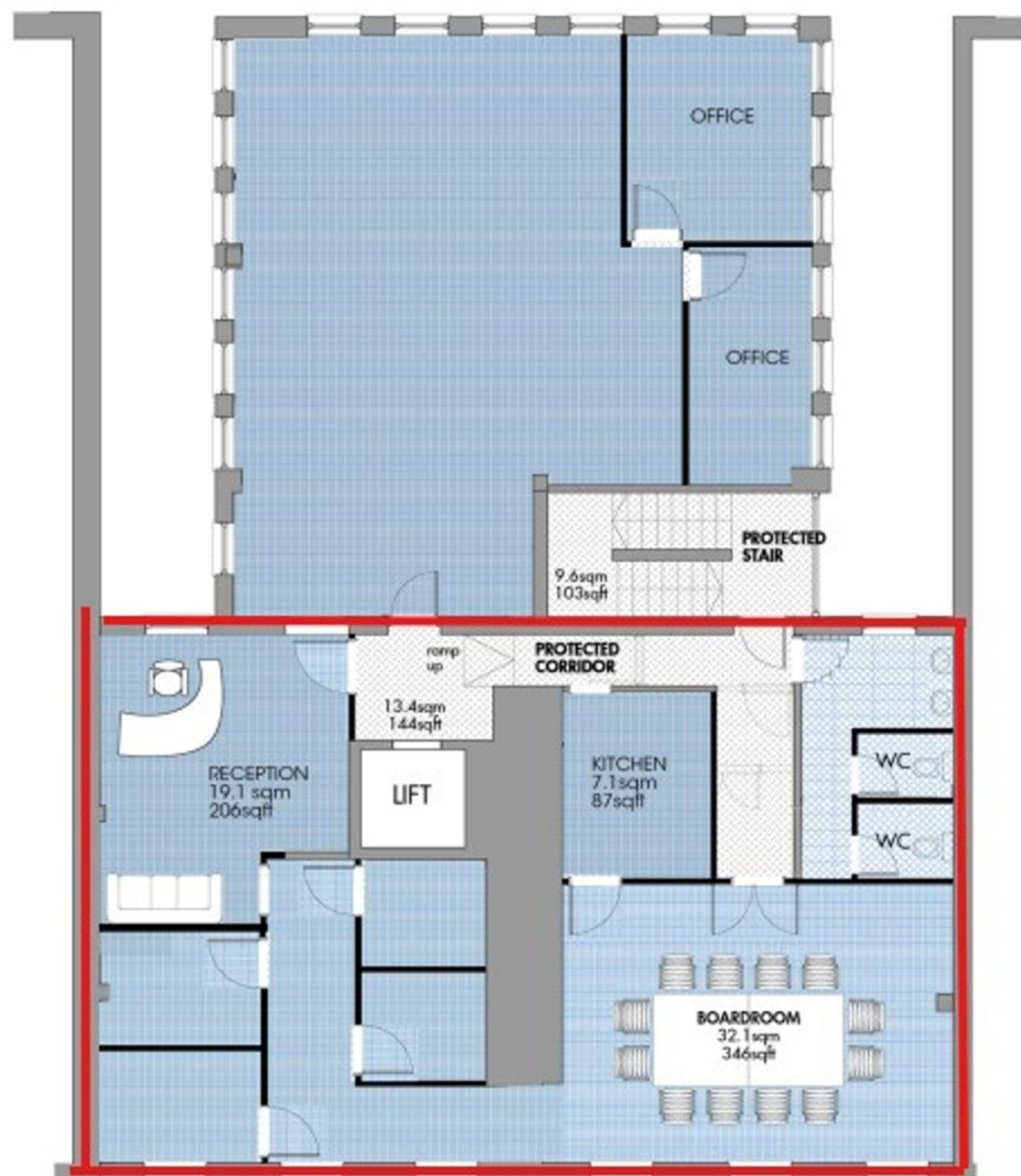
The premises are available at a rental of £25 psf excluding all other outgoing and GST.

Legal costs

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



2ND FLOOR, 7 BOND STREET



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