



Salisbury House (West Side), Union Street, St. Helier

£25,760 pa

BROADLANDS
COMMERCIAL



Salisbury House (West Side), Union Street

St. Helier, Jersey

- Fully fitted out first floor office premises
- Excellent levels of natural light
- First floor West- 1,030 sq.ft
- Raised access floors, air conditioning, suspended ceilings, carpeted
- Immediately available
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com

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 parts. As currently configured, the first floor is split into two main areas.

The West side is set up with an entrance lobby and a number of individual partitioned offices. The premises also benefit from the following:

- Excellent levels of natural light.
- Excellent fit out with boardroom and 4 meeting rooms/offices • Suspended ceilings incorporating LED lighting & air conditioning.
- Fully accessible and carpeted raised floors.
- W.C facilities.
- Reception
- Lift access.



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.

Accommodation

The first-floor West offices have been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor area:

West Offices - 1,030 sqft 97.5 sqm

Lease Terms

The premises are available by way of an assignment or sub-lease of the existing lease ending 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 £25,759.90 pa

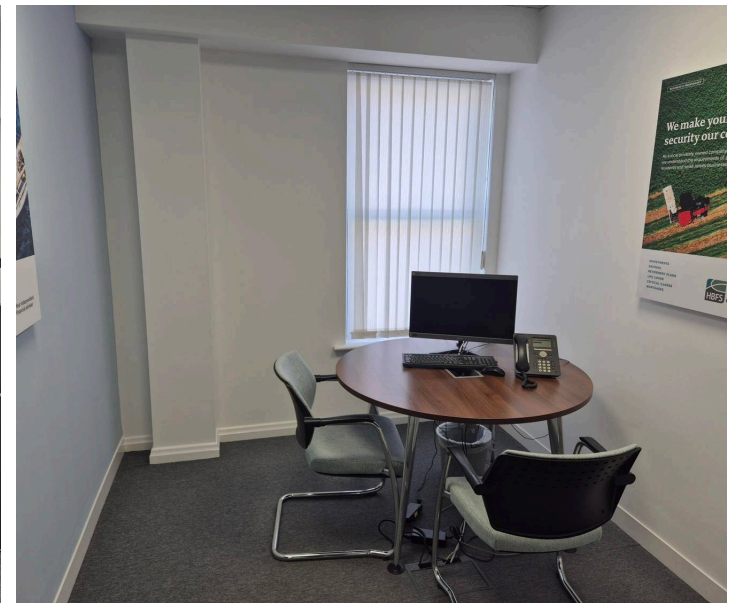
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

Viewing

Strictly by appointment with the joint sole agents Broadlands Commercial.

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Notes:

- CEILING FITTINGS TO BE TWO-TONED AS SHOWN APPROVED. WATERS TO CONNECT TO VERTICAL STONED PIPE AS INDICATED. ALL PIPES PASSING THROUGH FLOOR SLAB TO BE FITTED WITH "GULF" FIRE STOP COLLAR. ALL DRAINAGE TO BE IN COMPLIANCE WITH S.S. 2001 & S.S. 2072.
- WALLS & ENCLOSURE TO DETAIL.
- ALL WALLS FORMING TOILETS, CORRIDOR ETC TO BE CONSTRUCTED IN 100 MM LIGHTWEIGHT BLOCKWORK, 2 COAT PLASTER FINISH EACH SIDE.
- FIRE FIGHTING RESISTANT GATE CLOSING DOOR & FRAME AS PER FIRE RESISTANCE DETAILS.

Office Area: 111 11' 400

Main Staircase: TO BE 1100 MM WIDE FORMED IN REINFORCED CONCRETE TO BE SHOWN & DETAILS. 250 MM CONCRETE, GRADE - FIRST TO FLOOR OR RISE, 100 MM BLOCKWORK, OF STAIRS TO FLOOR OR RISE, THRU TO RISE, 25 MM SAND/CONCRETE COVER, 10 MM SAND FINISH TO RISERS, 50 MM TO LANDINGS, ALUMINUM/HARDWOOD BALUSTRADES/HANDRAIL TO EACH SIDE OF FLIGHTS TO RISE, 1000 MM CLEAR WIDTH, HANDRAIL SET 1100 MM ABOVE FLOOR LINE, 1000 MM AT LANDINGS, ALL IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS AND LATEST OCA ARCHITECTS DRAWINGS.

Dimensions:

- Overall width: 5000
- Overall height: 2935
- Staircase width: 1100
- Office area width: 111
- Office area height: 11' 400

Room Labels: FEMALE, MALE, LIFT, SERVICE, OFFICE AREA, LOBBY, W.C., WHB, FL, F3, F4, F5, F6, F7, F8, F9, F10, F11, F12, F13, F14, F15, F16, F17, F18, F19, F20, F21, F22, F23, F24, F25, F26, F27, F28, F29, F30, F31, F32, F33, F34, F35, F36, F37, F38, F39, F40, F41, F42, F43, F44, F45, F46, F47, F48, F49, F50, F51, F52, F53, F54, F55, F56, F57, F58, F59, F60, F61, F62, F63, F64, F65, F66, F67, F68, F69, F70, F71, F72, F73, F74, F75, F76, F77, F78, F79, F80, F81, F82, F83, F84, F85, F86, F87, F88, F89, F90, F91, F92, F93, F94, F95, F96, F97, F98, F99, F100.

Disclaimer

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- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

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