



3 Burrard Street, St Helier

£16,667 pcm

BROADLANDS
COMMERCIAL



3 Burrard Street

St Helier

- Central Location
- Excellent levels of natural light
- Immediately Available
- Sole Agent

Location

The offices occupy a convenient town-centre position on Burrard Street, St. Helier, with access via a separate entrance from Rue du Funchal. Situated on the northern side of Burrard Street within a one-way system and is positioned with-in a well-established mixed-use area of retail, residential, and food and beverage occupiers.

The property is located close to Minden Place and Charles Street public car parks and within easy walking distance of the Central Market. Nearby occupiers include JT, Bean Around the World, Elizabeth Howell & the Jersey Library.

Description

The offices form part of the building known as 3 Burrard Street, which incorporates retail accommodation at ground floor level. The available office space is arranged over the first and second floors and is accessed via a dedicated entrance on Rue de Funchal. The premises are presented to a good standard and are available for immediate occupation.

The offices provide predominantly open-plan accommodation with hardwood flooring throughout, LED lighting, air conditioning, and the benefit of kitchenette and WC facilities



Accommodation

The building provides the following approximate Net Internal areas:

- First Floor: 809 sq.ft
- Second Floor: 585 sq.ft.

Total 1,394 sq.ft.

Availability

The Property is available immediately, subject to completion of the legalities.

Lease Terms

The premises are available on flexible terms by negotiation. In line with normal market practice a suitable covenant, deposit or guarantee will be required by the lessor.

Rental

The asking rental is £20,000 pa

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

Legal Costs

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

Viewings

Strictly by appointment with the sole agents, Broadlands Commercial.

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