



First Floor 22-24, Seale Street, St. Helier

£77,556 pa

BROADLANDS
COMMERCIAL



22-24, Seale Street

St. Helier, Jersey

- Excellent centrally located offices
- Good natural light
- Turnkey condition
- Available to sub-let or as an assignment
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Evie Wills
evie@broadlandsjersey.com
- Sole Agent



Location

The property is located within Jersey's Central Business District, being two minutes' walk from St Helier's principal pedestrianised retailing precinct, namely King Street, Patriotic Street and Sand Street multi-storey car parks are within close proximity as is the prime office areas along the Esplanade, Seaton Place and Broad Street.

More specifically, the property is situated on the Northern side of Seale Street, close to its junction with Seaton Place.

Description

The property is a purpose-built office building and the entire first floor benefits from the following superior amenities: - A 10 person boardroom; - A 6 person meeting room; - A 10 person internal meeting room; - A 6 person internal meeting room; - A fitted kitchen and break out area; - Built in TV's/monitors in various of the meeting rooms. The unit is available fully furnished to include all fixtures and fittings and thus a turn-key ready-to-go style unit of office accommodation.

It also benefits from the following generic specification:

Comfort cooling/heating;

Suspended ceiling;

Integral fluorescent lighting;

Double glazing;

Fully accessible raised access floors;

Male and female WC facilities;

Shower facility.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 3,558 sq.ft (330.5 sq.m)

Availability

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



Lease Terms

The premises are available by way of an assignment or sub-lease of the existing lease ending 27th April 2030 with the tenant responsible for internal repair and decoration, plus a floor area linked contribution to the property service charge to cover building/common repairs, maintenance, management etc. The last rent review is in line with the Jersey Retail Price Index in April 2027 and the increase is capped to a max 9% uplift.

Rental

The asking rental £77,556 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 assignment or sub-letting of this property.

Viewing

Strictly by appointment with the sole agent. Nick Trower MRICS
Director - Commercial T. +44 (0)1534 874141 M. +44 (0)7797
751558 nick@broadlandsjersey.com
www.broadlandscommercial.com Evie Wills Surveyor T. +44
(0)1534 874141 M. +44 (0)7780 512345 evie@broadlandsjersey.com
www.broadlandsjersey.com



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