



Third floor offices, Caversham House, Queen Street, St. Helier

£13,500 pa

BROADLANDS
COMMERCIAL

Regulated by
 **RICS**



Caversham House, Queen Street

St. Helier, Jersey

Third floor office premises - 751 sqft

Central location

Excellent levels of natural light

Currently being refurbished

Immediately Available

For further information, please contact

Nick Trower MRICS nick@broadlandsjersey.com or Evie Wills evie@broadlandsjersey.com

Sole Agent



Description

The third-floor offices are located within this attractive period four storey building which occupies a prominent corner plot.

The offices are accessed from their own dedicated entrance to the rear.

The landlord is currently refurbishing the premises to provide the following specification:

- 3 x separate offices
- Solid ceilings with LED lighting.
- Carpeted floors.
- W.C facilities.
- Kitchen.

As the offices are situated in the top floor of this corner building, they benefit from excellent levels of natural light.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice and provides the following net internal areas

Third floor Office 751 sqft 69.7 sqm

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 or guarantee will be required by the lessor.

Rental

The asking rental is £13,500 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 costs incurred in the letting of this property.

Viewing

Strictly by appointment with the sole agent, Broadlands Commercial. Nick Trower MRICS Director – Commercial T. +44 (0)1534 874141 M. +44 (0)7797751558 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

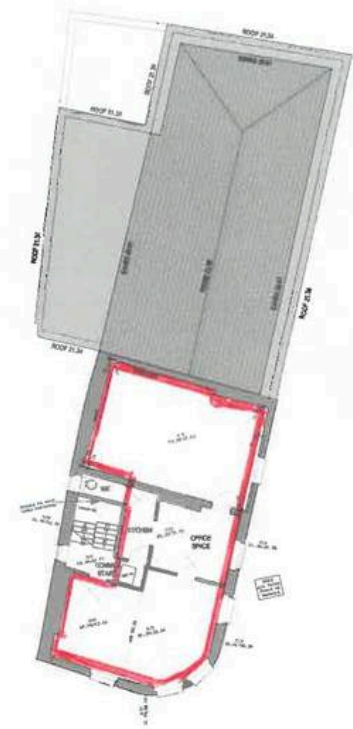




EXISTING FIRST FLOOR PLAN
GIA = 226sqm [2,433sqft]



EXISTING SECOND FLOOR PLAN
GIA = 228sqm [2,454sqft]



EXISTING THIRD FLOOR PLAN
GIA = 81sqm [872sqft]



PLANNING

NOTES
PLEASE CHECK ALL DIMENSIONS
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PROJECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT
© Copyright CastleTree Group

REV	DATE	DESCRIPTION
	20.09.22	PLANNING APPLICATION

REV	DATE	DESCRIPTION
-----	------	-------------

REV	DATE	DESCRIPTION
-----	------	-------------



Client	PETER BERTHAAM	Scale	1:100@A1	Job No.	CR164
Project	15 QUEEN STREET ST HELENS	Date	JUL 22	Dwg No.	PL-03
Drawing Title	EXISTING FIRST, SECOND & THIRD FLOOR PLAN	Drawn	PL	Rev	-

Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these 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**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Unless otherwise stated all prices and rents are**

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

