



## First floor offices, Orviss House, Halkett Street, St. Helier

£22,000 pa

**BROADLANDS**  
COMMERCIAL

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 **RICS**

## Orviss House, Halkett Street

- First floor office premises – 1,220 sqft
- Central location
- Excellent levels of natural light
- Landlord to refurbish
- Immediately Available
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Evie Wills  
[evie@broadlandsjersey.com](mailto:evie@broadlandsjersey.com)
- Sole Agent

### Location

The property is situated on the northeastern corner of the junction of Queen Street and Halkett Street and within the heart of the town centre.

The property is access down a small alleyway from Queen Street.

There are public car parking facilities within a short walking distance within Minden Place, Snow Hill and Green Street car parks.



## Description

Orviss House overlooks Halkett Street and the first-floor offices are located within this attractive four storey building.

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

The premises are currently configured with an open plan office area, 3 x offices, store, WC's and kitchenette but are in need of refurbishment.

The landlord is to refurbish the premises to provide the following specification: • Suspended ceilings incorporating LED lighting • A/C. • Carpeted floors. • W.C facilities. • Kitchen.

## Accommodation

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

First floor Office 1,220 sqft 113 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 £22,000 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 costs incurred in the letting of this property.

## Viewing

Strictly by appointment with the sole agent, Broadlands Commercial.

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