



**Portman House Devonshire Place, St. Helier**

Asking rental - £21,600 pa

**BROADLANDS**  
COMMERCIAL



## Portman House Devonshire Place

- Centrally located offices
- Immediately available
- Turnkey condition
- Fully furnished
- For further information, please contact Evie Wills  
[evie@broadlandsjersey.com](mailto:evie@broadlandsjersey.com)
- Sole Agent

### Location

Portman House is located within St Helier town centre, close to The Parade Gardens and a moments' walk away from King Street, Broad Street and Charing Cross.

Nearby occupiers include The Government of Jersey in their brand-new 112,000 sq ft headquarters, Kingsman Serviced Offices, European Insurance Brokers and The Jersey Magistrates Court, to name a few.

### Description

The office suite, forms part of the ground floor of Portman House and provides recently renovated office space split into a main work area, director's office, boardroom, kitchen / staff room and separate male / female W.C.'s.

Internally, the space, which is entirely self-contained, has been fitted to a high standard providing a suspended ceiling incorporating LED lighting and air-conditioning. The fitout otherwise provides a mix of quality floor and wall coverings and a well-specified kitchen.

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.



### Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a total net internal floor area of 752 sq.ft (69.85 sq.m)

Boardroom: 134 sq ft

Private Office: 135 sq ft

Open Plan Office: 359 sq ft

Kitchen: 64 sq ft

Storage: 60 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 or guarantee will be required by the lessor.

### Rental

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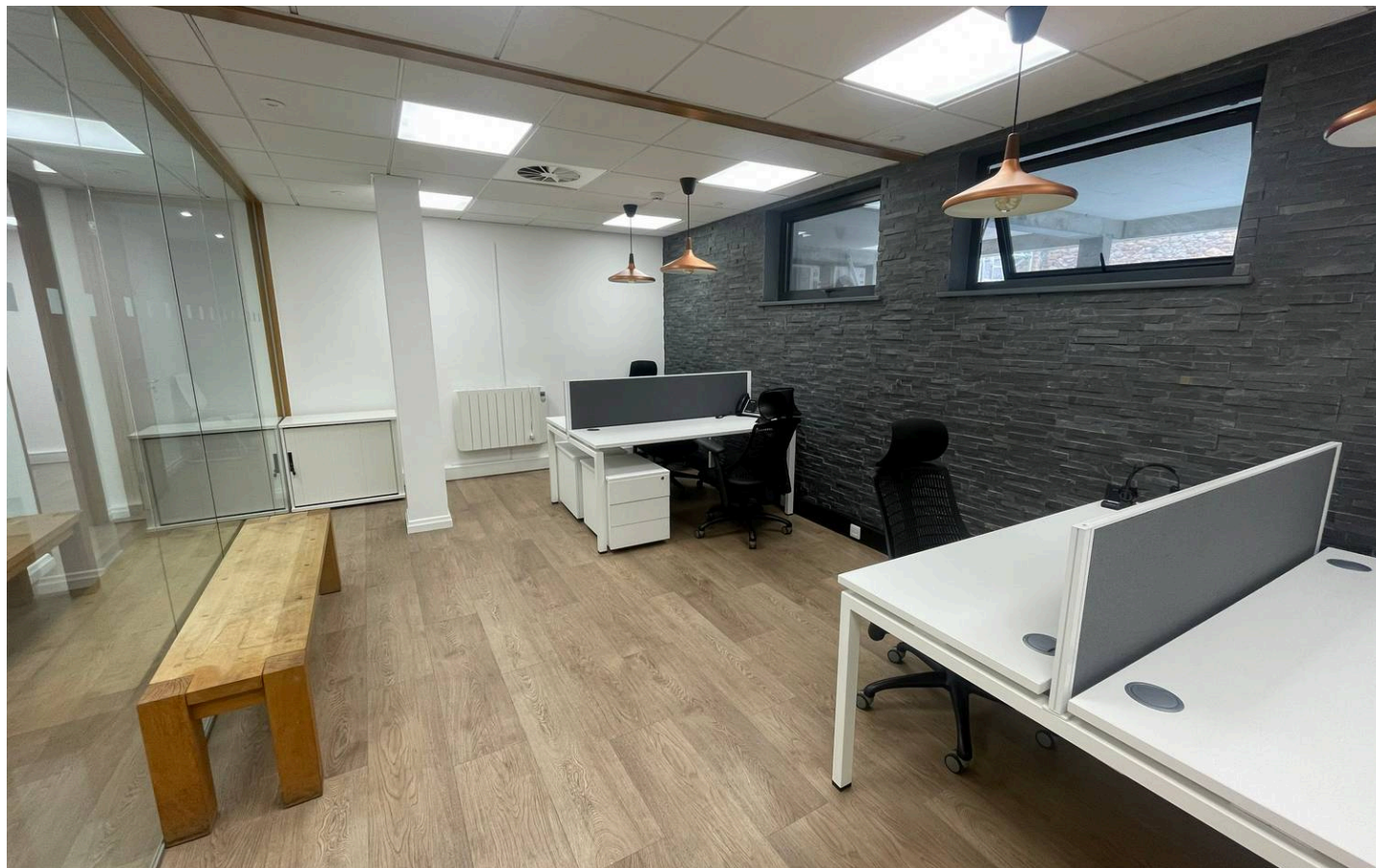
The rental quoted are exclusive of all other outgoings and exclusive of GST if applicable.

### Legal costs

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

### Viewing

Strictly by appointment with the sole agent, Broadlands Commercial. Evie Wills Surveyor T. +44 (0)1534 874141 M. +44 (0)7780 512345 [evie@broadlandsjersey.com](mailto:evie@broadlandsjersey.com)  
[www.broadlandsjersey.com](http://www.broadlandsjersey.com)



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