



Ground Floor Office - St Helier Business Park

Rental Price - £108,000 pa

BROADLANDS
COMMERCIAL



St Helier Business Park La Pouquelaye

St. Helier, Jersey

- Fully furnished, turn-key office
- Recently refurbished to a high-quality modern specification
- Immediately available on flexible lease & all-inclusive rental terms
- Ample on-site car and bicycle parking available
- 3,143 sq ft
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Evie Wills evie@broadlandsjersey.com



Location

St Helier Business Park is located approximately 1 mile north of the centre of St Helier, being accessed from La Grande Route de St. Jean and La Pouquelaye. The airport is located approximately 3.5 miles to the West and Elizabeth Harbour is approximately 1.5 miles to the south.

Given its position, the Property benefits from easy access to the centre of St Helier via the A9. The JEC Retail Park is also in close proximity being located on Queens Road (A9). The Property houses a variety of occupiers including Sun Works, Amalgamated Facilities Management, Clarity and Valiant CrossFit.

Description

St Helier Business Park comprises multi-let office / warehouse accommodation, accompanied with ample car parking facilities. The available office accommodation is accessed from the main multi-let office main entrance.

The ground floor office benefitted from a full CAT A and B refurbishment in 2024, and provides a large open plan office space, with two meeting rooms, two private offices, a kitchenette and dedicated reception. The refurbishment included new flooring, full decoration, brand new HVAC system, perimeter trunking and an exposed soffit and services ceiling with PIR sensor LED lighting. The office suite benefits from two separate dedicated entrances and good natural light throughout.

The office is available as a fully furnished suite and benefits from the following:

- 25 workstations with capacity for additional desks

- Two private offices

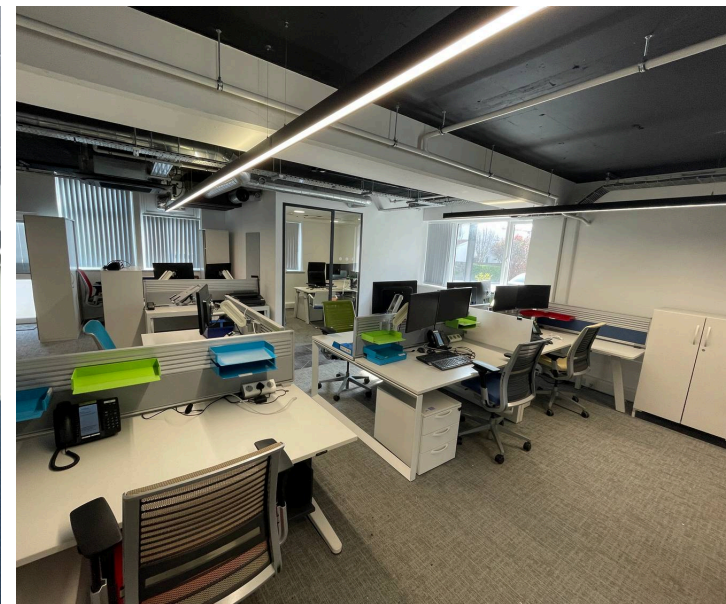
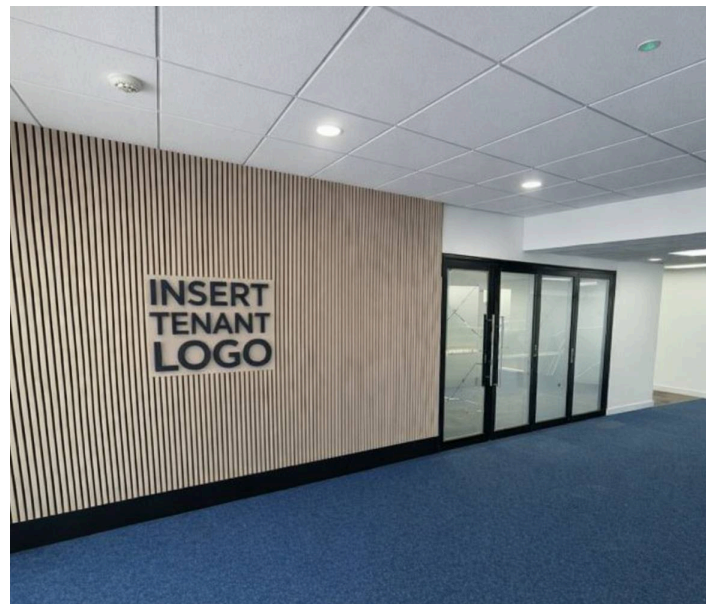
- Six person boardroom

- State of the art Orangebox meeting pod incorporating a five person meeting table & TV

- Fully equipped kitchen

- Raised floor with floor boxes for power and data cabling

- HP printers



Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 3,143 sq.ft (291.99 sq.m)

Availability

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

Lease Terms

Flexible rental and lease term packages are available to an incoming tenant for a minimum lease term of 12 months. The premises are available on flexible terms by negotiation.

Rental

The asking rental is £9,000 pcm 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 joint sole agents, Broadlands Commercial. Nick Trower MRICS Director – Commercial

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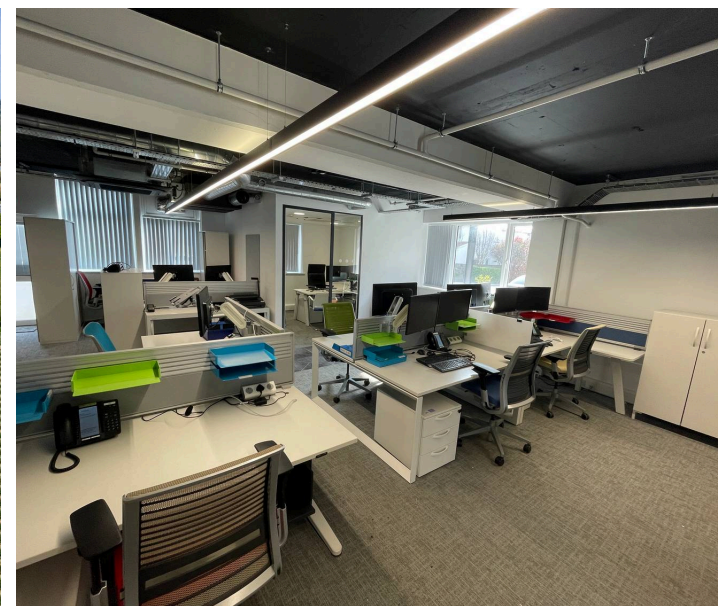
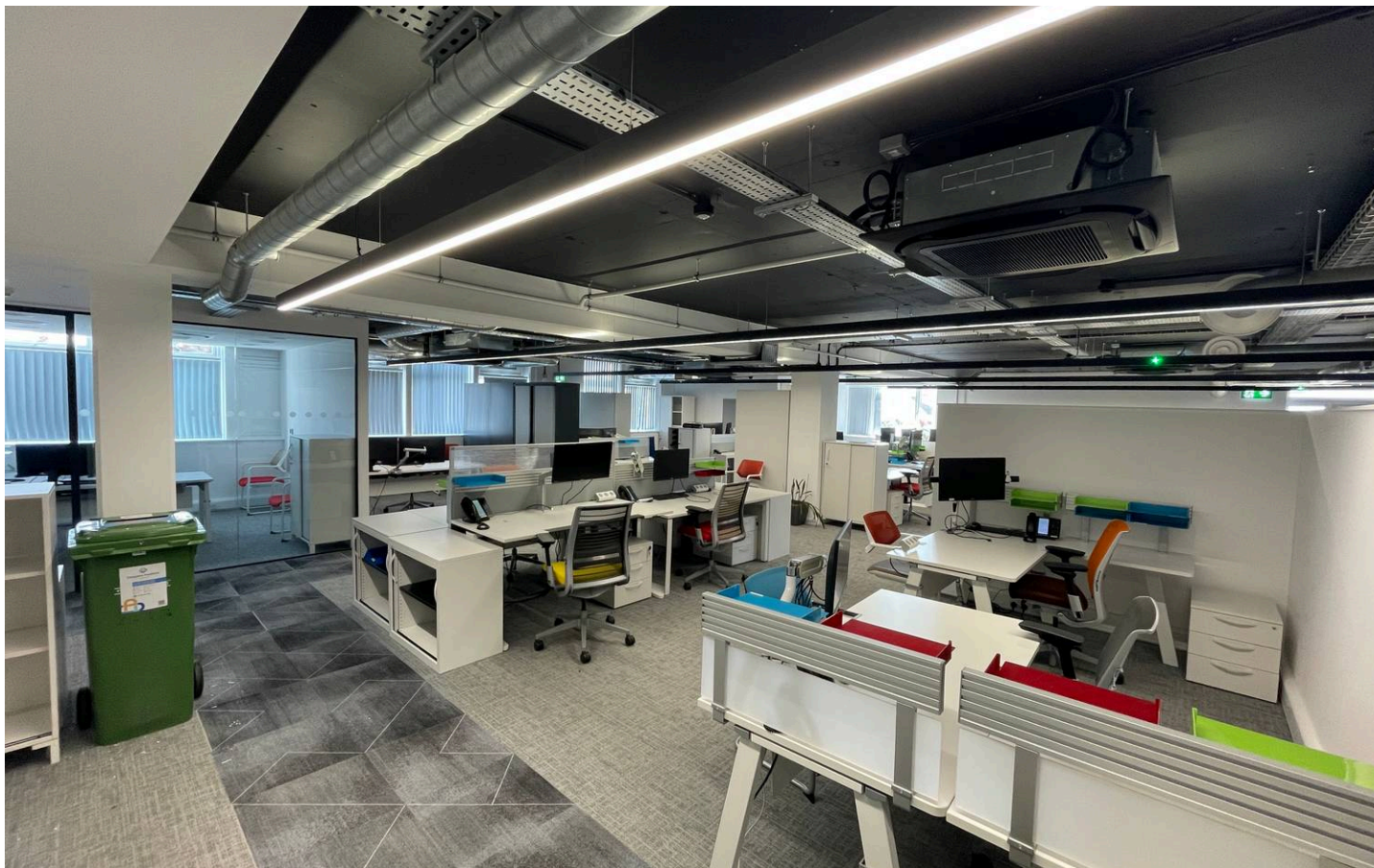
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