



First Floor Offices - St Helier Business Park

Rental Price - £62,120 pa

BROADLANDS
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St Helier Business Park, La Pouquelaye

St Helier

- Open plan office space with several meeting rooms
- Affordable all-inclusive rental terms
- Immediately available on flexible lease terms
- Ample on-site car and bicycle parking available
- 3,106 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 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, along with ample car parking facilities. The available office accommodation is accessed from the main multi-let office main entrance.



The first-floor office provides a large open-plan office space, with three meeting rooms / cellular offices, and a kitchenette. The floor space also contains ample storage areas, and there are communal WCs accessed via the main hallway.

The office specification includes:

- Suspended ceilings
- Perimeter Trunking
- Air conditioning
- Mix of LED and fluorescent lighting

There are ample car parking spaces available across St Helier Business Park at an additional rental rate.

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 3,106 sq.ft (288.56 sq.m)

Availability

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

Lease Terms

The premises are available on flexible terms by negotiation.

Rental

The asking rental is £62,120 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 letting of this property.

Viewing

Strictly by appointment with the joint sole agents, Broadlands Commercial.

Nick Trower MRICS Director – Commercial

T. +44 (0)1534 874141 M. +44 (0)7797751558

nick@broadlandsjersey.com www.broadlandscommercial.com

Or Evan Whitson at D2 Real Estate on 716233



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