



First Floor - Charles Bisson House, St. Helier
£73,275 pa

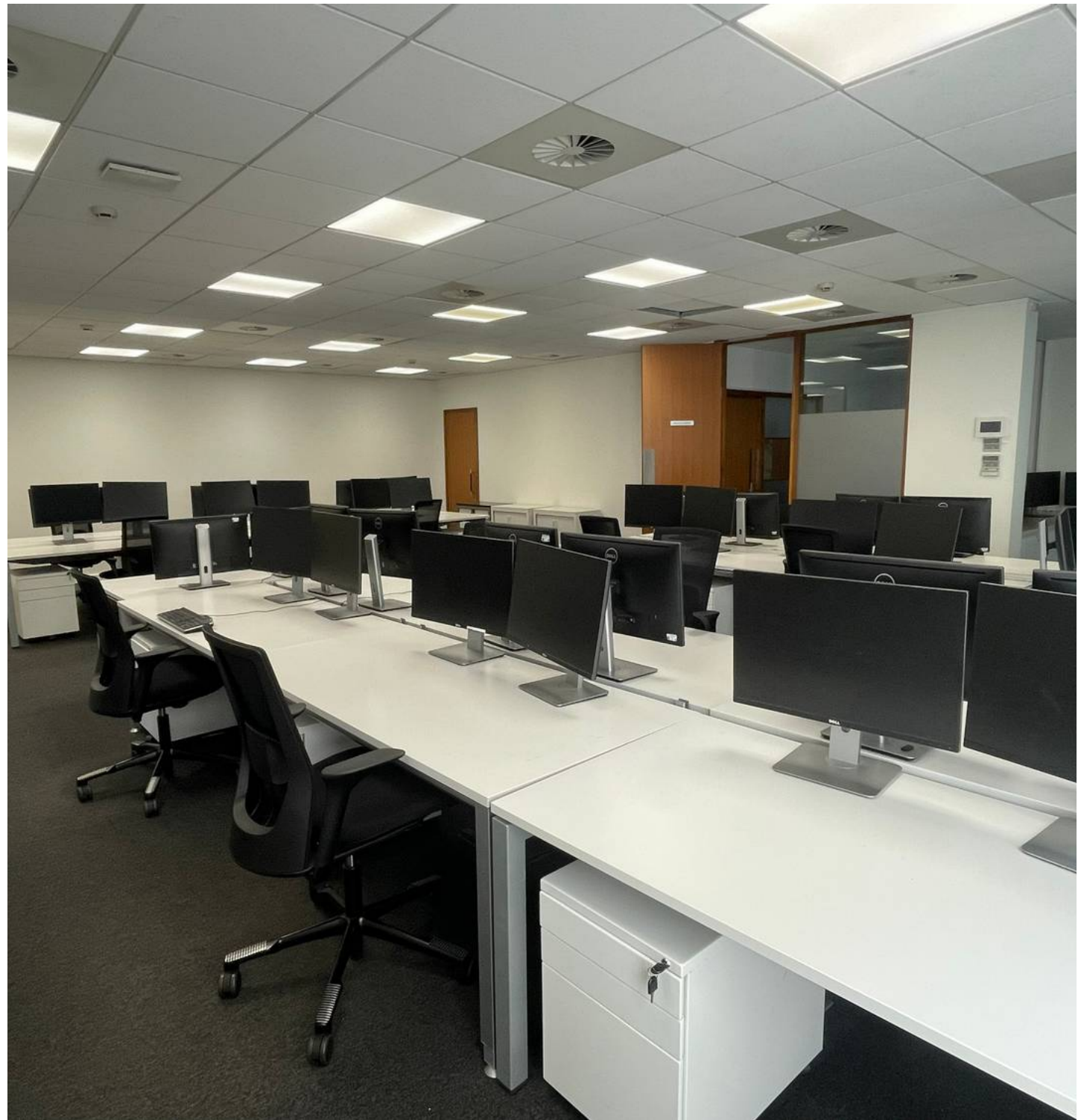
BROADLANDS
COMMERCIAL



First Floor - Charles Bisson House, New Street

St. Helier

- First floor - 2,931 sq ft
- Available on flexible lease terms
- Turnkey opportunity - ready for immediate occupation
- Meeting rooms & kitchen
- Available fully furnished, if required,
- Sole agent



Location

The property is conveniently situated at the southern end of New Street, a central and established mixed office and retail location in St Helier, providing easy access to the prime retailing thoroughfares of King Street and Queen Street and a short walk from the Esplanade, the town's prime office address.

Nearby occupiers include Bedell Cristin, Belasko and Ocorian.

Description

These first floor purpose-built offices provide the following attributes:

- Raised access flooring
- Modern suspended ceiling with LED Lighting
- Air conditioning system
- Separate male and female W.Cs
- Carpeting
- Floor boxes with power supply and data cabling
- Fitted kitchen / break out room
- Separate meeting rooms/offices
- Lift access
- Shower
- Boardroom
- 4x offices
- Comms room

Benefit from the use of existing furniture, if required.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas: -

First floor Offices 2,931 sqft (272.30 sqm)

Terms

The premises are available by way of a new full repairing and insuring lease at an asking rental of £73,275 per annum.

The tenant will be directly responsible for internal repairs and decoration and a contribution towards service charge covering all other matters, including communal repair and cleaning, management fees etc.

Availability

The premises are available immediately.

Legal & Professional costs

Each party to bear their own costs, whether or not a transaction arises.

Viewing and Further Information

Strictly by appointment with the Lessor's sole agent.

Nick Trower MRICS Director – Commercial

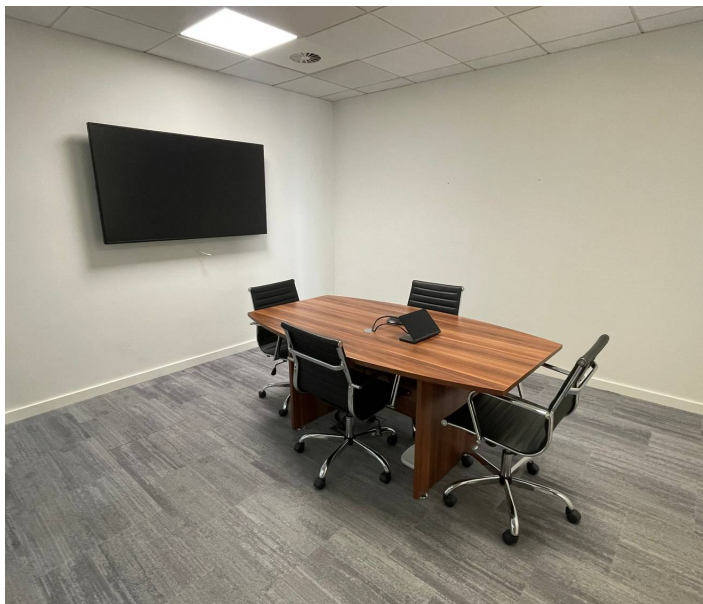
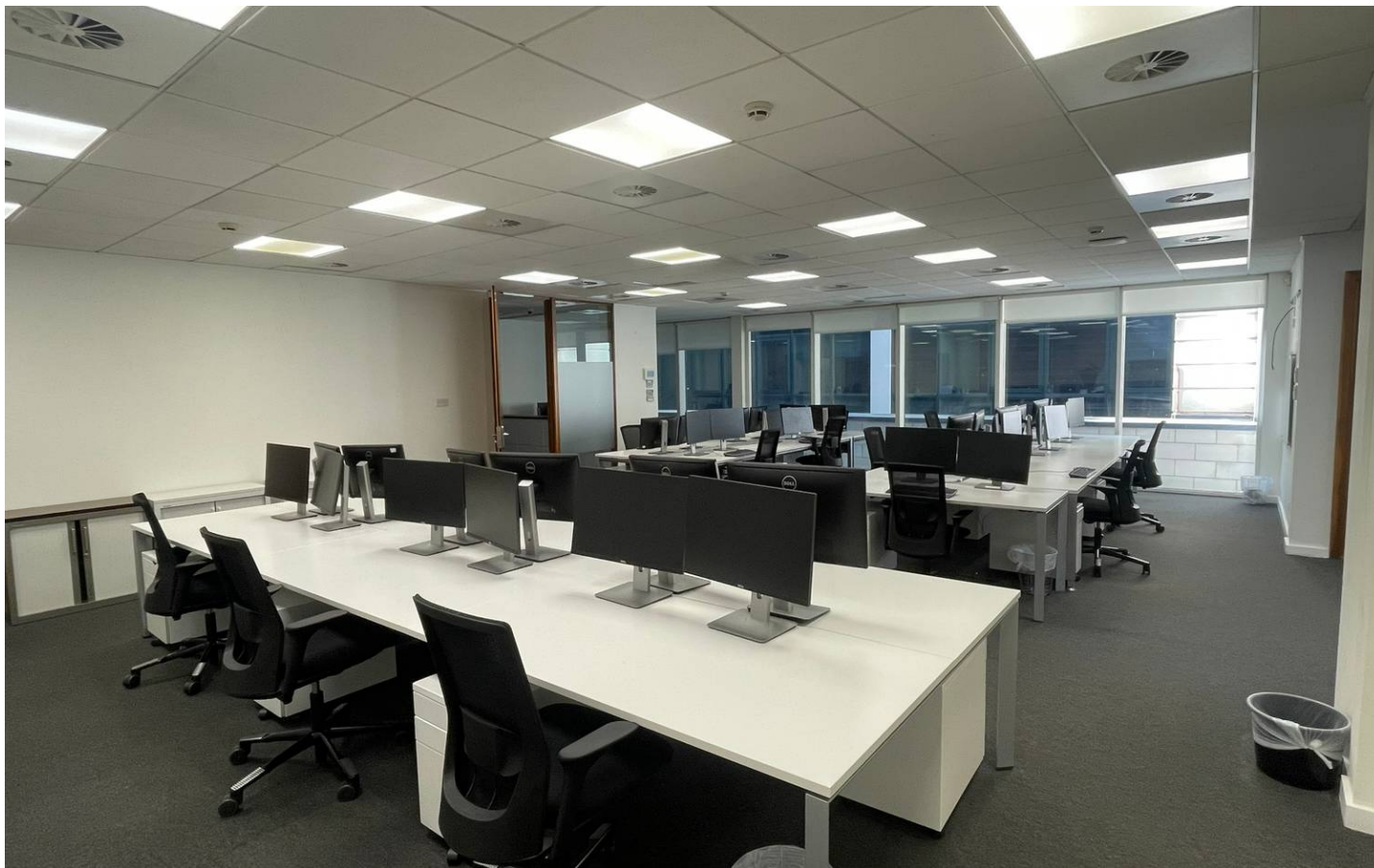
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