



First Floor, 31-33 New Street, St.Helier

Rental Price - £57,325 pa

BROADLANDS
COMMERCIAL



First Floor, 31-33 New Street

St.Helier

- First floor - 2,293 sq ft
- Suspended ceilings & raised access floors, LED lighting & air conditioning
- Good natural light
- Kitchenette
- Male & female toilets

Location

The premises are conveniently located on the east side of New Street, opposite St Paul's Gate. This part of New Street is a long established office location and is within a short walk of the Royal Square, King Street and the Esplanade. Nearby occupiers include Belasko, Ocorian, Quantious & TPA.

Description

The property has been refurbished to a high specification, including the renewal of the building's granite façade and entrance together with the redecoration of all communal areas.

The accommodation benefits from:

- Fully accessible raised access floors
- Suspended ceilings with integral LED lighting
- Comfort heating and cooling
- Double-glazed windows providing excellent natural light
- Passenger lift access to all floors
- Male and female WC facilities on each floor
- Kitchen facilities
- Carpeted office accommodation throughout.



Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor area:

- First floor 2,293 sq ft 179.40 sqm

Rental

The premises are available at an annual rental of £25.00 per square foot.

Parking available by separate agreement at £3,000 per space per annum.

Availability & Terms

The first floor is available from 1st December 2026 by way of an internal repairing, insuring and rate paying lease, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

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

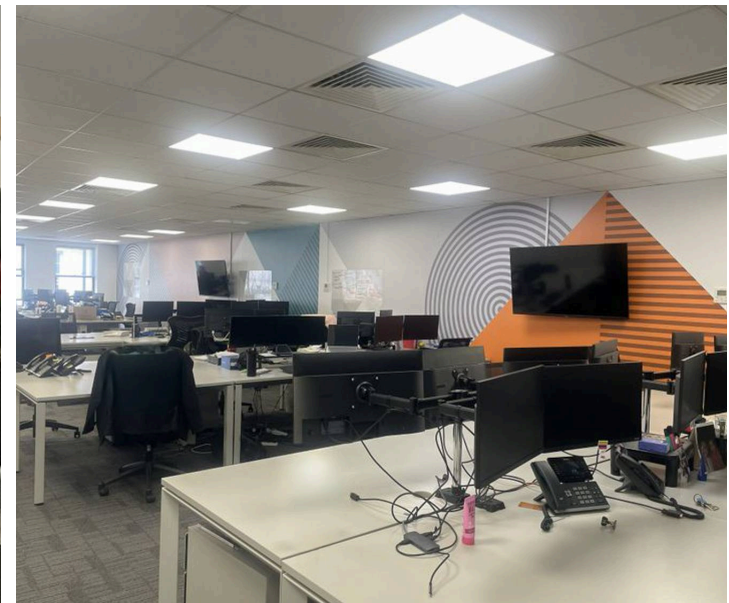
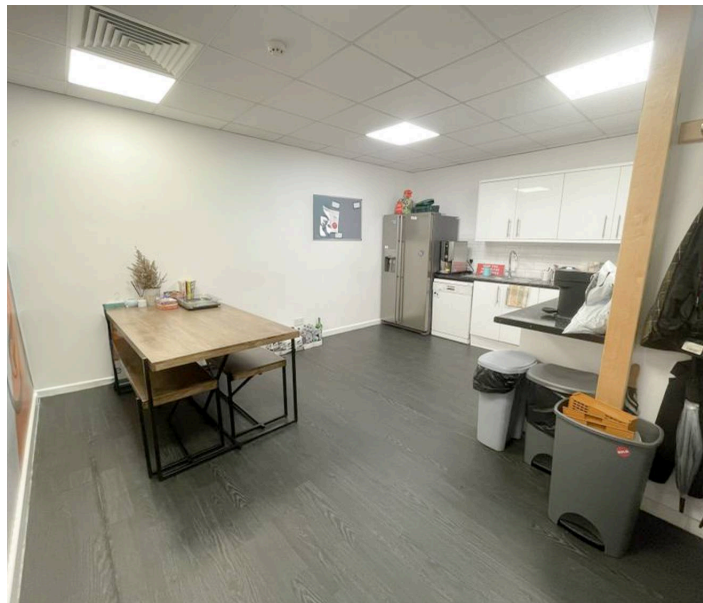
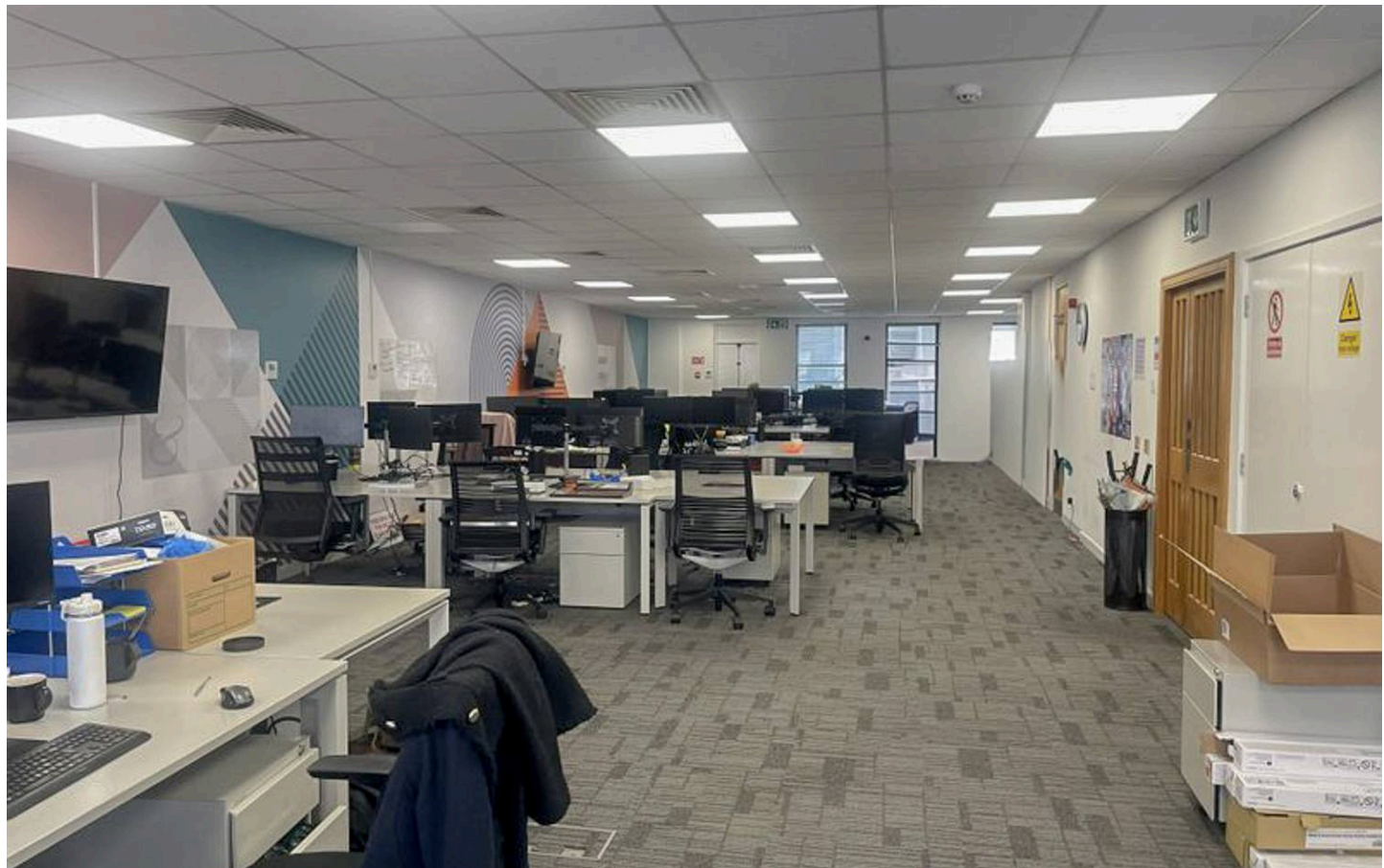
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