



Unit 7 Millais House, La Rue De L'etau, Jersey
£5,000 pcm

BROADLANDS
COMMERCIAL



Unit 7 Millais House, La Rue De L'etau

, Jersey

- Retail unit - 2,320 sq ft
- Basement car parking space
- New lease available
- Please contact Nick on 07797751558 or nick@broadlandsjersey.com



Location

Castle Quay is a large development of 484 apartments and 45,000 sq.ft of commercial space in the premier Waterfront location in St. Helier. Castle Quay is a very short walk from the prime office locations on the Esplanade and nearby occupiers include Coopers Coffee, TGI Fridays, Aquasplash, Fitness First, Castle Quay Foodhall and KFC. Across from the Property is the main waterfront car park with further car parking provided within Les Jardins and the Esplanade, a short walk away. To the north of Castle Quay is the new Horizon development with circa 280 new apartments and over 20,000 sq.ft of retail and food & beverage space within the 3 buildings.

Description

Unit B7 is a purpose-built commercial unit located on the ground floor of Castle Quay. The structure is of a concrete frame with excellent floor to ceiling height of in excess of 4½ metres and is supplemented by a summer terrace outside with 5ft glazed panel protection and in addition, a dedicated area within the Chart Room. The unit benefits from a completely open plan layout and the specification includes air conditioning, suspended ceilings with recessed lighting, wiring, power back up and a mix of carpet and laminate wood flooring. A number of occupiers have installed mezzanine floors within the units, therefore almost doubling the floor space within the premises (subject to planning consent). WC facilities are provided within the Chart Room, within 10 metres of the entrance to the unit. The unit also benefits from dual access, with one access from the Chart Room and the other from Quay Street.

Accommodation

The premises provide the following areas: GIA: 2,320 sq.ft Quay Street Alfresco: 202 sq.ft Chart Room area: 224 sq.ft. In addition, there is one car parking space available with the basement.

Availability

The premises are available immediately.

Lease Terms

The premises are available via a new effective full repairing and insuring lease for a term of 9 years. The lease will be subject to three yearly, upward only, open market rent reviews.





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