



OFFICE TO LET

FULLY FURNISHED OUT-OF-TOWN GROUND FLOOR OFFICE

St Helier Business Park, La Pouquelaye, St. Helier, JE2 3TP

3,143 SQ FT



Summary

Available Size	3,143 sq ft
Rent	£9,000 per month
EPC Rating	Not applicable

Key Features

- Fully furnished, plug and play style office ready to occupy for an incoming tenant
- 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

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 including dishwasher, Krups coffee machine, full height fridge, integrated microwave and complete kitchenware set
- Steelcase desks and ergonomic office chairs, including two sit stand desks
- Raised floor with floor boxes for power and data cabling
- HP printers

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

Flexible rental and lease term packages are available to an incoming tenant for a minimum lease term of 12 months.

Location

St Helier Business Park is located approximately 1 mile north from 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 east.

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, and Valiant CrossFit.

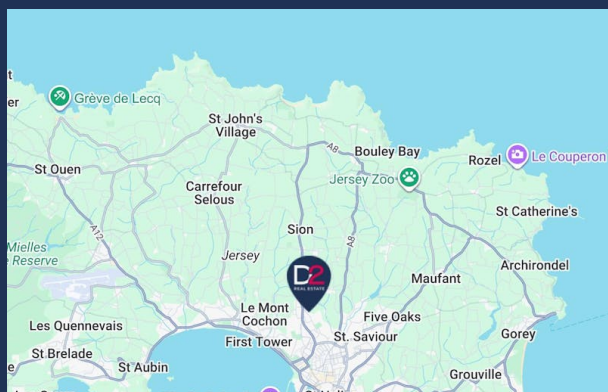
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground	3,143	291.99	£9,000 /month
Total	3,143	291.99	

Legal Fees

Each party is to bear their own legal costs and any other associated cost incurred in the letting of this property.



Viewing & Further Information

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