



OFFICE TO LET

19-21 COMMERCIAL STREET

St Helier, Jersey, St Helier, JE4 8XG

CENTRALLY LOCATED REFURBISHED OFFICE
OPPORTUNITY

3,311 TO 18,892 SQ FT

Summary

Available Size	3,311 to 18,892 sq ft
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Key Features

- Large, flexible, open plan floor plates arranged over four floors totalling 18,892 sq ft
- Building set to undergo a comprehensive refurbishment throughout
- Flexible lease terms and competitive rental rates available
- 22 parking spaces available

Description

The Property is arranged over ground and three upper floors, with 22 secure ground floor level car parking spaces accessed off Commercial Street, available at an additional rental rate.

The offices are of a primarily open plan configuration, with a dedicated multi-let reception area. Part of the third floor has been recently refurbished and the remaining floors due to undergo a full refurbishment to the following specification:

- Full redecoration throughout, including the building entrance off Commercial Street
- New Desso Essence carpet tiles
- New LED lighting throughout
- New Rockfon ceiling tiles throughout

Primary access is through a refurbished reception to a stair core situated at the front of the Property, with a 6 passenger capacity lift. There is additional stairway access to the rear of the property. The offices are available on a floor-by-floor basis or as a whole to suit an incoming tenant's demands.

The accommodation offers occupiers an opportunity to secure refurbished premises on flexible lease terms and competitive rental rates in a central location.

Location

The Property is located on Commercial Street, situated directly behind the Esplanade, Jersey's premier office destination. Occupiers within the immediate vicinity include Zedra, Appleby Global, RSM Channel Islands, Hawksford, Barclays Bank and Alex Picot Trust.

The Property benefits from excellent access to Jersey's primary retail pitch of King Street, under 300 metres to the North, as well an array of amenities within a short walk including Dandy's Coffee Shop and Funktion Fitness.

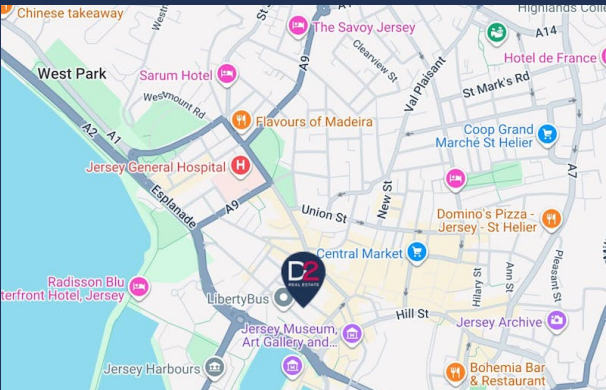
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,311	307.60	Available
1st	5,223	485.23	Available
2nd	5,179	481.14	Available
3rd	5,179	481.14	Available
Total	18,892	1,755.11	

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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NEARBY OCCUPIERS INCLUDE....

BARCLAYS

ALEX PICOT TRUST

KROLL

APPLEBY

Hawksford

SKIPTON
INTERNATIONAL

BDO

EY

APEX

AZTEC
GROUP

BNP PARIBAS

standard
chartered

JTC

KPMG

SUNTERA
GLOBAL

DIRECT ACCESS TO KING STREET / PRIMARY RETAIL THOROUGHFARE

