



TO LET

GROUND & FIRST FLOOR OFFICES, ST HELIER BUSINESS PARK

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

HIGH QUALITY OUT OF TOWN OFFICES IMMEDIATELY
AVAILABLE

2,607 TO 5,750 SQ FT



Summary

Available Size	2,607 to 5,750 sq ft
Rent	Rent on application
Rates Payable	Upon Enquiry
Service Charge	Upon Enquiry
EPC Rating	Not applicable

Key Features

- Recently refurbished to a high quality modern specification
- Flexible office accommodation available to suite an incoming occupiers' requirements
- Immediately available on flexible lease & all-inclusive rental terms
- Potential for offices to be delivered fully furnished, ready to occupy for an incoming tenant
- Ample on site car and bicycle parking available

Description

St Helier Business Park occupies an approximately 2.16 acres (0.87 ha) site off La Pouquelaye, to the north of St Helier and benefits from two designated vehicular access / egress routes . The Property comprises a rectangular building of traditional block construction with a two storey multi-let office arranged at the southern end of the site and single storey office / warehouse accommodation towards the northern end with additional car parking facilities. The available office accommodation is accessed from the 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 2 cellular offices, a meeting room, kitchenette and dedicated reception. The refurbishment included new flooring, full decoration, new perimeter trunking and an exposed soffit and services ceiling with PIR sensor LED lighting. The office suite benefits from a dedicated separate entrance and a good natural light throughout.

The first floor is currently configured as a large open plan office area, with a separate boardroom, 3 cellular offices and a large breakout / communal working area. WC facilities are provided within the communal areas on the first floor. This office accommodation also benefitted a full CAT A & B refurbishment in 2024 (following on from a full CAT A refurbishment in 2022), aligning with the ground floor office specification.

There are currently 30 car parking spaces available directly in front of the office space at an additional rental rate.

The offices are available by way of a new effectively full repairing and insuring lease. Flexible rental and lease term packages will be considered.

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.

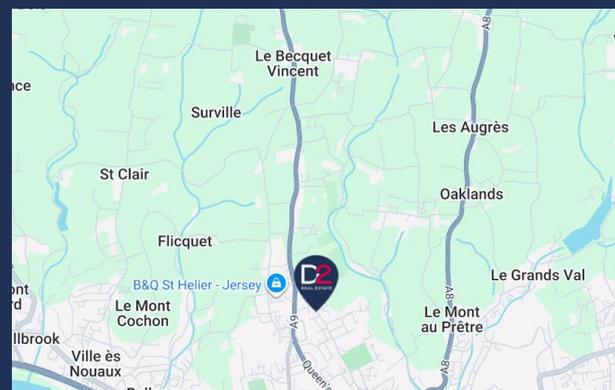
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Front	3,143	291.99	Available
1st - Office	2,607	242.20	Available
Total	5,750	534.19	

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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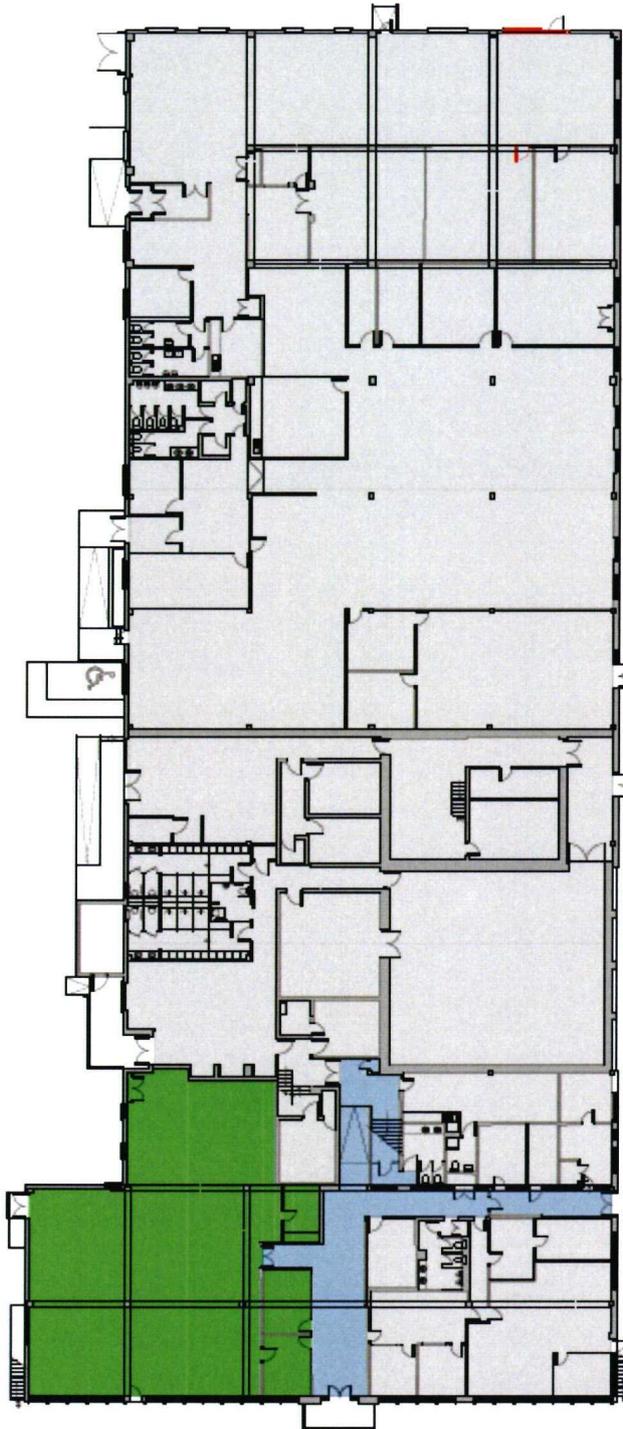
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SCHEDULE 1

PLANS

Demised Premises Plans

Ground Floor Offices Demised Area



First Floor Demised Area

