



OFFICE TO LET

23 COMMERCIAL STREET

23 Commercial Street, St Helier, St Helier, JE2 3RU

REFURBISHED OFFICE FLOORS AVAILABLE IN ST
HELIER ON FLEXIBLE LEASE TERMS

2,140 TO 5,182 SQ FT

Summary

Available Size	2,140 to 5,182 sq ft
Rent	£25 per sq ft
EPC Rating	Not applicable

Key Features

- Immediately available refurbished and ready to occupy offices in central St Helier
- Available on a floor by floor basis or can be combined to suit an incoming tenant's requirements
- All-inclusive rental packages available on flexible lease terms
- Ample car parking available at an additional rental rate

Description

The Property is arranged over ground and three upper floors, with 6 secure undercover ground floor level car parking spaces accessed off Commercial Street, available at an additional rental rate.

The offices over the three upper floors provide open plan office accommodation with a central light well and WC and kitchenette facilities situated at the rear exclusively serving each floor.

There is further office / storage space to the rear of the second floor, available at a reduced rate. Primary access is through the stair core situated at the front of the Property, with a 6 passenger capacity lift. Each office floor has dedicated meeting rooms arranged at the front of the office floor.

The offices have been refurbished and benefit from the following specification:

- Carpeted
- Fully redecorated throughout
- Perimeter trunking
- Suspended ceiling with LED lighting
- Air conditioning

The offices are available on a floor-by-floor basis or can be combined to suit an incoming tenant's demands.

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.

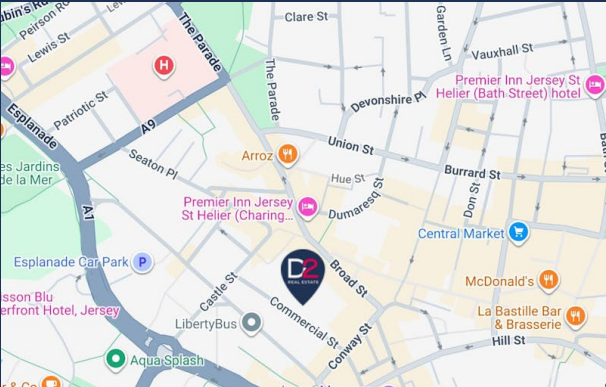
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,140	198.81	Available
2nd	2,089	194.07	Available
2nd - Rear Office / Storage	953	88.54	Available
Total	5,182	481.42	

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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