



OFFICE TO LET

FIRST FLOOR OFFICE

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

AFFORDABLE OUT OF TOWN OFFICE SPACE
IMMEDIATELY AVAILABLE

3,106 SQ FT



Summary

Available Size	3,106 sq ft
Rent	£20 per sq ft (Inclusive of Service Charge)
EPC Rating	Not applicable

Key Features

- Open plan office space with several meeting rooms
- Affordable all-inclusive rental terms
- Immediately available on flexible lease 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 first floor office provides a large open plan office space, with three meeting rooms / cellular offices, and a kitchenette. The floor space also contains ample storage areas, and there are communal WCs accessed via the main hallway.

The office specification includes:

- Suspended ceilings
- Perimeter Trunking
- Air conditioning
- Mix of LED and fluorescent lighting

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.

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:

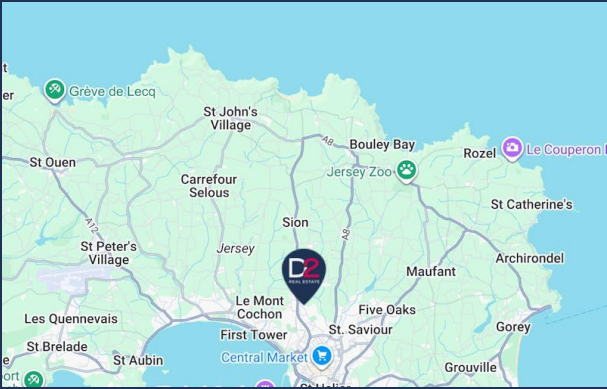
Name	sq ft	sq m	Rent
1st - Office	3,106	288.56	£20 /sq ft (Inclusive of Service Charge)
Total	3,106	288.56	

Terms

The office is available by way of a new lease on flexible terms. The rental and lease term packages are available on an 'all-inclusive' basis, which includes the rent as well as the office floor's apportionment of the service charge and building insurance premiums.

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

Ben Le Gallais

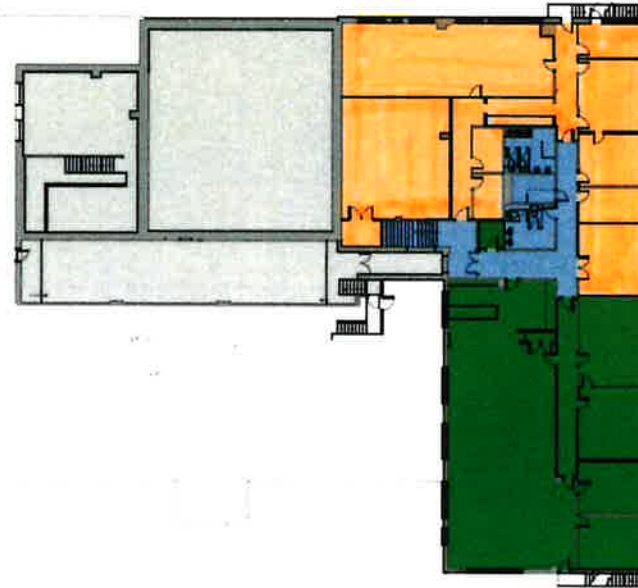
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First Floor Demised Area
