

OFFICES - TO LET
1ST & 3RD FLOORS, 40 DON STREET, ST HELIER



FIRST FLOOR 2,979 SQ.FT.

THIRD FLOOR – 3,271 SQ.FT.

**SUSPENDED CEILINGS AND RAISED ACCESS FLOORS
AIR CONDITIONING, DOUBLE GLAZING & LIFT ACCESS
KITCHEN, SHOWER & MALE AND FEMALE TOILETS**

RENTAL £23 PER SQUARE FOOT PER ANNUM

FLEXIBLE SUB-LEASE TERMS AVAILABLE TO DECEMBER 2025

Important Notice

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LOCATION

The property is located in the heart of St Helier and is within close proximity of the primary pedestrianized retail pitches of King Street and Queen Street, the central markets and is only a short walk to the Royal Court and Liberation Square.

More specifically, the property occupies a prominent corner position fronting Don Street, Waterloo Street and Waterloo Lane, with the primary entrance from Don Street itself.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

With excellent natural light through the windows on three sides, the 1st and 3rd floors are available together, or as a whole and benefit from the following amenities:-

- Suspended ceilings
- Integral fluorescent lighting
- Comfort cooling/ comfort heating
- Double glazing
- Carpeted throughout
- Fully accessible raised floors
- Lift access to all floors
- Kitchenette facilities
- Male & female WC facilities

We attach floor plans of the existing layout for reference purposes.



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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas: -

First Floor	Offices	2,960 sq.ft.
	Ancillary	19 sq.ft.
Third Floor	Offices	2,435 sq.ft.
Eaves	Offices	207 sq.ft.
	Ancillary	18 sq.ft.
Total		5,639 sq.ft.

AVAILABILITY

The property is currently held on a fully repairing and insuring lease terminating on 24 December 2025. The first and third floors are available together, or individually by way of new sub-leases to be co-terminus with the head lease at a rental of £23 psf per annum, plus service charge to cover communal costs including property management, cleaning, external repair and lift maintenance.

Incentives are available and short term flexibility will be considered.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own costs, whether or not a transaction arises.

VIEWING AND FURTHER INFORMATION

For further information, please contact Guy Gothard FRICS guy.gothard@cgcommercial.ie

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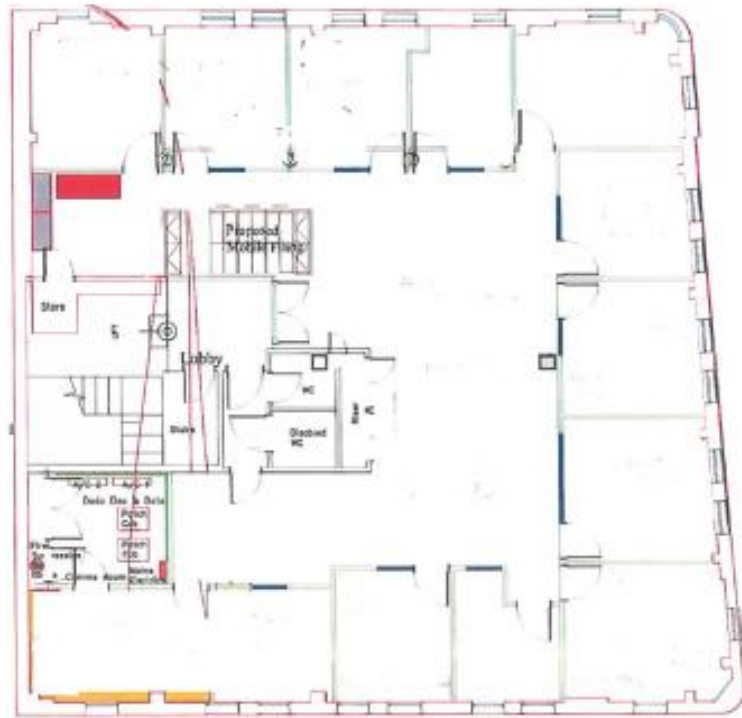
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PLANS

TO LET
40 DON STREET

ST HELIER
JERSEY

FIRST FLOOR PLANS

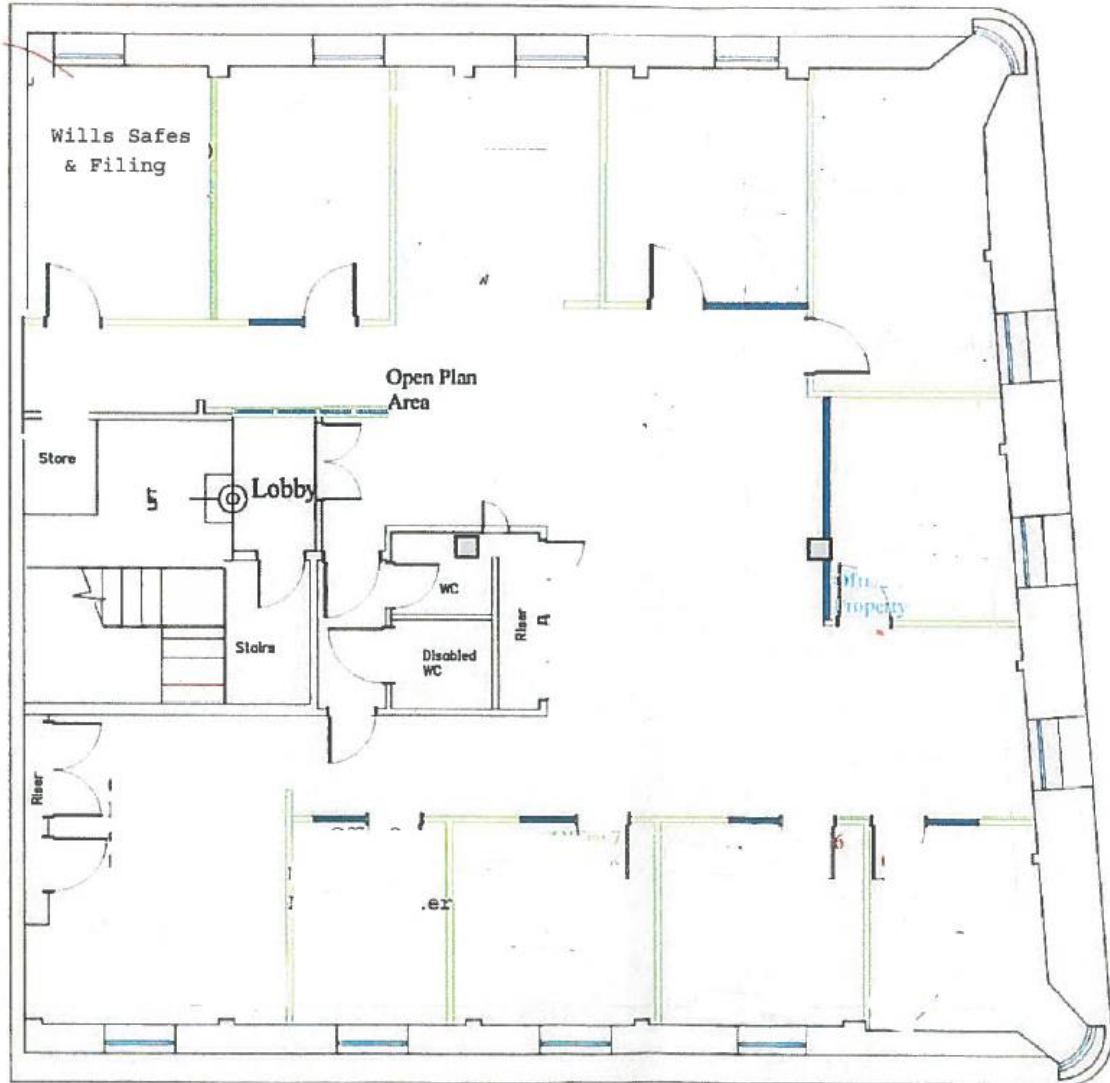


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Regulated by RICS

THIRD FLOOR



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