

OFFICE - TO LET
GROUND FLOOR, 2 MULCASTER STREET, ST HELIER



GROUND FLOOR OFFICE – 135 SQ FT

INTEGRAL LIGHTING

COMFORT COOLING & HEATING

PART FURNISHED

RENT £6,000.00 PER ANNUM

EXCELLENT CENTRAL LOCATION

Important Notice

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LOCATION

The property is situated in a long established office location within St Helier's Central Business District, forming part of the traditional legal and banking centre of the Island.

More specifically, the property is situated on the northern side of Mulcaster Street between its junctions with Halkett Place and Church Street.

Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Preston Law, Messrs BCR Law, Messrs Le Gallais and Luce, Messrs Benest & Syvret, and Soditic, with the offices also being a minute's walk from St Helier's principal retailing precincts of King Street and Queen Street.

DESCRIPTION

The property provides for self contained ground floor office accommodation.

The floor benefits from the following amenities:-

- Integral lighting;
- Comfort cooling and heating;
- Good order throughout;
- Part furnished;
- Communal WC facility.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas: -

FLOOR	AREA SQ.FT.	AREA SQ.M.
TOTAL	135	12.54

RENTAL

The ground floor office is available at an annual rental of £6,000.00pa, subject to JRPI increase.

AVAILABILITY

The floor is available by way of an internal repairing, insuring and rate paying licence. The all-encompassing rental includes all communal costs such as property management, internal/external repair and decoration and cleaning.

LEGAL & PROFESSIONAL COSTS

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

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VIEWING AND FURTHER INFORMATION

For further information, please contact the lessor's sole agent:

Michael Caro BSc (Hons) michael.caro@cgcommercial.ie
CG Commercial www.cgcommercial.ie
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OR

Guy Gothard FRICS guy.gothard@cgcommercial.ie
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Regulated by RICS