

**OFFICES - TO LET**  
**THIRD FLOOR, CHARLES BISSON HOUSE, NEW STREET, ST HELIER**



**THIRD FLOOR – 2,751 SQ FT**

**SUSPENDED CEILINGS & RAISED ACCESS FLOORS**

**AIR CONDITIONING & LED LIGHTING**

**BOARDROOM & KITCHEN**

**MALE & FEMALE TOILETS AND SHOWER**

**ASKING £24.00 PSF PER ANNUM**

**Important Notice**

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## LOCATION

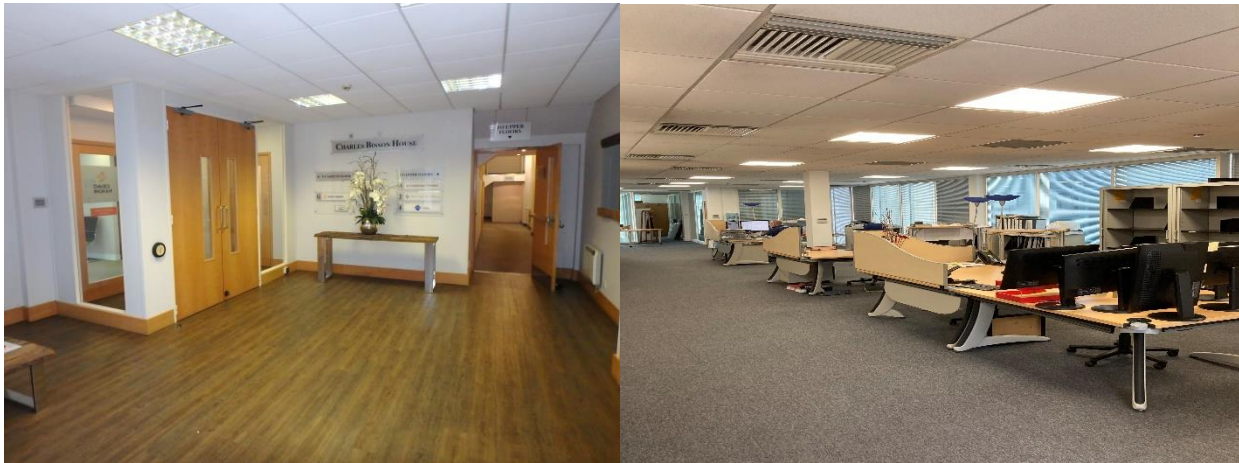
The property is conveniently situated at the southern end of New Street, a central and established mixed office and retail location in St Helier, providing easy access to the prime retailing thoroughfares of King Street and Queen Street and a short walk from the Esplanade, the town's prime office address.

Occupiers in the immediate vicinity include Bedell Cristin, Butterfield Bank, Next and De Gruchy.

## DESCRIPTION

These third floor offices provide the following attributes:

- Attractive communal ground floor entrance off New Street
- Raised access flooring
- Modern suspended ceiling with LED Lighting
- Air conditioning
- Separate male and female W.Cs
- Lift
- Floor boxes with power supply and data cabling
- Fitted kitchen and storeroom
- Large Boardroom



## ACCOMMODATION

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

FLOOR	USE	AREA SQ.FT.	AREA SQ.M.
Third	Offices	2,579	239.6
	Atria	104	9.6
	Store	68	6.3

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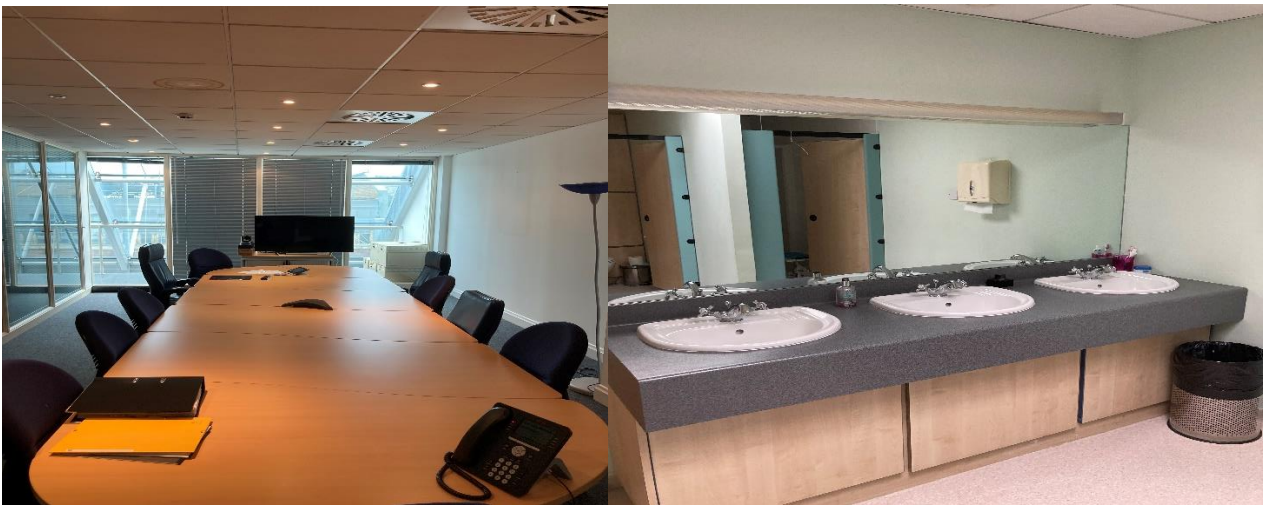
## TERMS

The premises are available by way of a new internal repairing and insuring lease at an asking office rental of £24 per square foot per annum. The tenant will be directly responsible for internal repairs and decoration and a contribution towards service charge covering all other matters, including communal repair and cleaning, management fees etc.

The lease will be subject to triennial upward only rent reviews linked the Jersey Retail Price Index.

## AVAILABILITY

The premises are available from April 2022, or sooner by agreement with the existing occupier.



## 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:

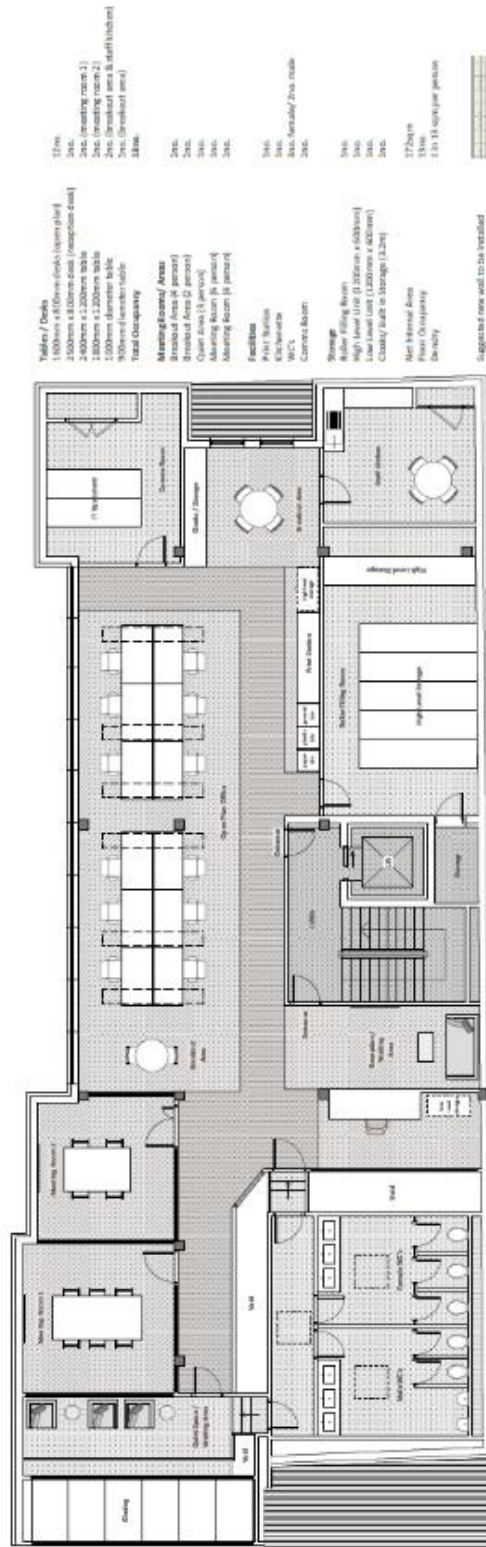
Michael Caro Bsc (Hons) [michael.caro@cgcommercial.ie](mailto:michael.caro@cgcommercial.ie)

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A Third Floor Test-To-Fit Existing Internal Layout  
Scale: 1:75

WADDINGTON  
people-centred design

1559-WA-00-00-DR-1-P-31-AA

Project: Charles Blawan House - Test To Fit

Client: Charles Blawan House - Test To Fit

Phase: Third Floor Test To Fit Existing Internal Layout

Scale: 1:75

Author: [Name]

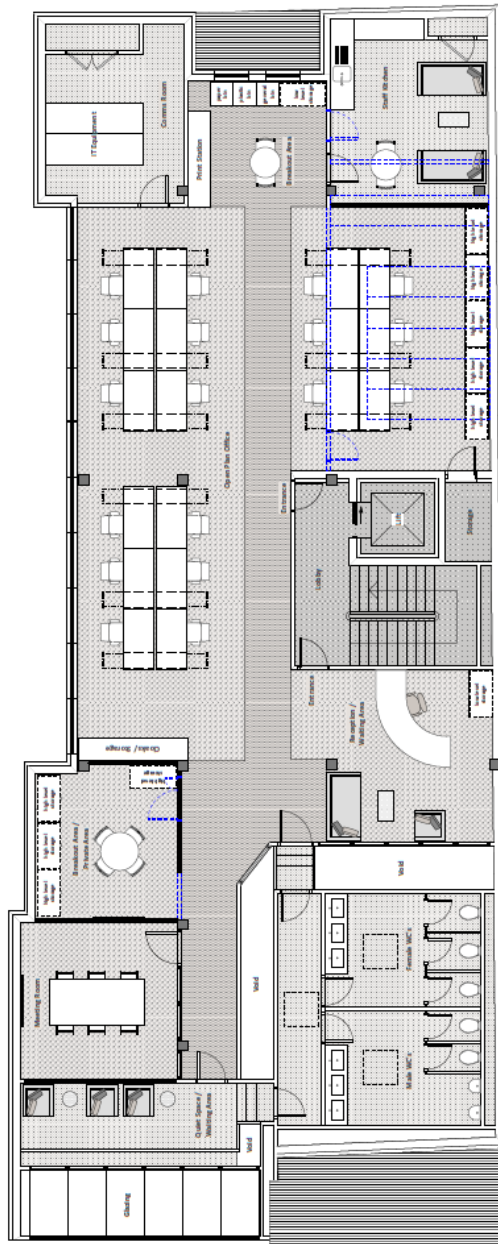
Check: [Name]

Date: 01/10/2021

FOR APPROVAL

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- Tables / Desks**
- 1600mm x 800mm desks (open plan)
  - apx. 2100mm x 800mm desk (reception desk)
  - 2400mm x 1200mm table
  - 2400mm x 1200mm table
  - 900mm diameter table
  - Total Occupancy** 19 no.
- Meeting Rooms/ Areas**
- Breakout Area (6 person)
  - Breakout Area (4 person)
  - Quiet Area (3 person)
  - Meeting Room (6 person)
- Facilities**
- Print Station
  - Reception
  - WC
  - Comms Room
- Storage**
- High Level Unit (1200mm x 600mm)
  - Low Level Unit (1200mm x 600mm)
  - Cloak/ Bath in Storage (2.0m)
- Net Internal Area** 172sqm
- Floor Occupancy** 19 no.
- Density** 1 in 9 sqm per person
- Suggested new walls to be installed
- Suggested walls and doors to be removed

**A Third Floor Test-To-Fit: Mid to Low Density Layout**  
Scale: 1:75

Please note - proposed layout subject to Building Control review and approval

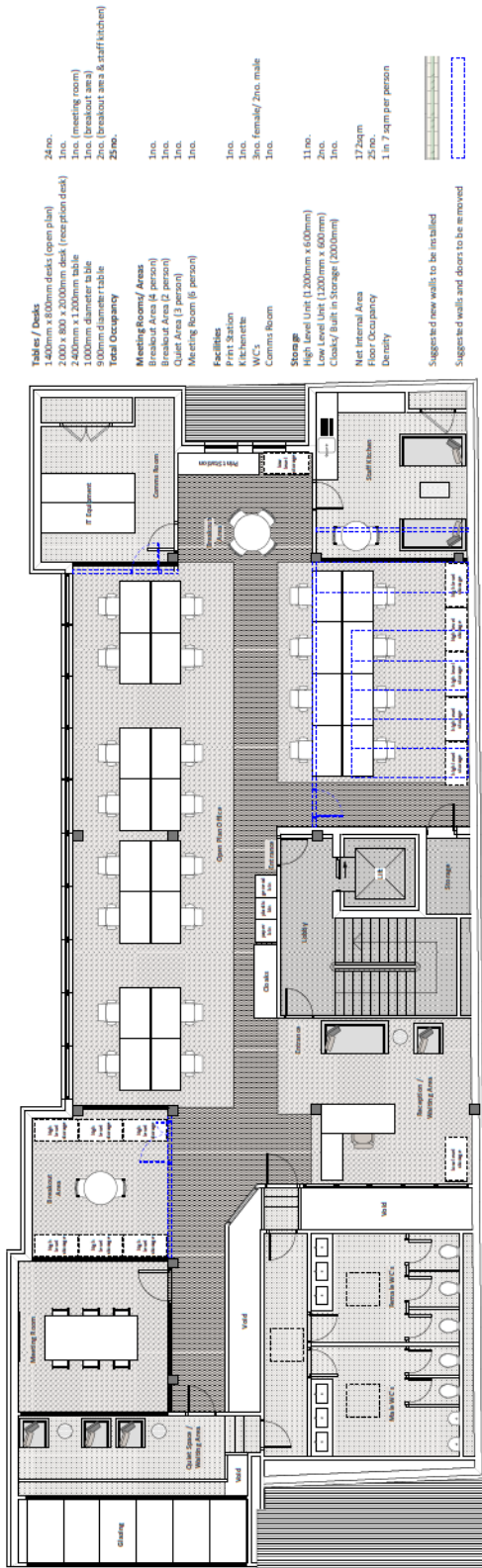
30/03/2021

Waddington

1589-WA-00-DR-1-P32-A1

WDDINGTON people-centred design

1589-WA-00-DR-1-P32-A1



**A Third Floor Test-To-Fit: High Density Layout.** Please note - proposed layout subject to Building Control review and approval

Scale: 1:75

<p>30/03/2021</p> <p>WAI @150 A2</p> <p>FOR APPROVAL</p>	<p>30/03/2021</p> <p>WAI @150 A2</p> <p>FOR APPROVAL</p>	<p>30/03/2021</p> <p>WAI @150 A2</p> <p>FOR APPROVAL</p>	<p>30/03/2021</p> <p>WAI @150 A2</p> <p>FOR APPROVAL</p>
<p>Waddington people-centred design</p> <p>1589-WA-00-00-DR-1-P33-AA</p>			

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