

**OFFICES - TO LET**  
**THIRD FLOOR, DIALOGUE HOUSE, 2-6 ANLEY STREET, ST HELIER**



**THIRD FLOOR OFFICES – 1,387 SQ.FT.**

**SUSPENDED CEILINGS & AIR CONDITIONING**

**LED LIGHTING, CARPETS & RAISED FLOORS**

**KITCHENETTE, LIFT & GOOD NATURAL LIGHT**

**ASKING RENTAL £25 PSF PER ANNUM**

**Important Notice**

All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, or anyone in their employment. It is for you to satisfy yourself as to the accuracy and fullness of the statements herein. Further, you and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Unless otherwise stated, all prices, rents and costs are quoted exclusive of GST.

## LOCATION

The property is situated at the junction of Anley Street and La Rue des Mielles, behind Sand Street public car park. It is located in the heart of St Helier, close to the prime offices on the Esplanade and a short walk from King Street and Queen Street.

Occupiers in close proximity include Capita, HSBC, Citibank, PWC, KPMG, Rathbones and The Jersey Financial Services Commission.

## DESCRIPTION

The property is of steel frame construction and is built over ground and three upper floors. With good natural light, these third floor premises have been fitted out to a good standard, benefitting from a kitchenette and large open plan office area.

With lift, suspended ceilings, raised access floors, air conditioning, LED lighting, double glazing, carpets, toilet and shower facilities, the premises are ready for immediate occupation.



Open Plan Office Area

### Important Notice

All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, or anyone in their employment. It is for you to satisfy yourself as to the accuracy and fullness of the statements herein. Further, you and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Unless otherwise stated, all prices, rents and costs are quoted exclusive of GST.

## ACCOMMODATION

The premises provide the following approximate net internal floor areas: -

FLOOR	USE	AREA SQ.FT.	ANNUAL RENTAL
Third	Offices	1,387 sq ft	£34,675 per annum

## ASKING RENTAL

The premises are available at an annual rental of £34,675 per annum, payable quarterly in advance, subject to 3 yearly JRPI increases.

## TERMS

These third floor premises are available by way of an internal repairing, insuring and rate paying lease, with a service charge to cover communal costs such as property management, external repair and decoration and cleaning.

## LEGAL & PROFESSIONAL COSTS

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

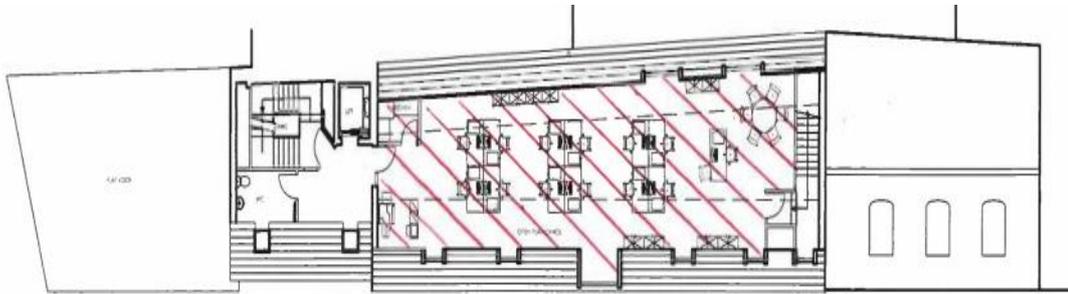
## VIEWING AND FURTHER INFORMATION

For further information, please contact Guy Gothard FRICS [guy.gothard@cgcommercial.ie](mailto:guy.gothard@cgcommercial.ie) or Michael Caro BSc (Hons) [michael.caro@cgcommercial.ie](mailto:michael.caro@cgcommercial.ie)

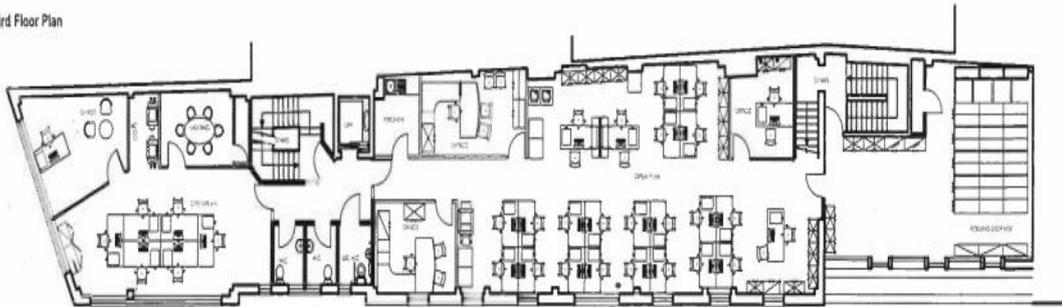
### Important Notice

All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, or anyone in their employment. It is for you to satisfy yourself as to the accuracy and fullness of the statements herein. Further, you and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Unless otherwise stated, all prices, rents and costs are quoted exclusive of GST.

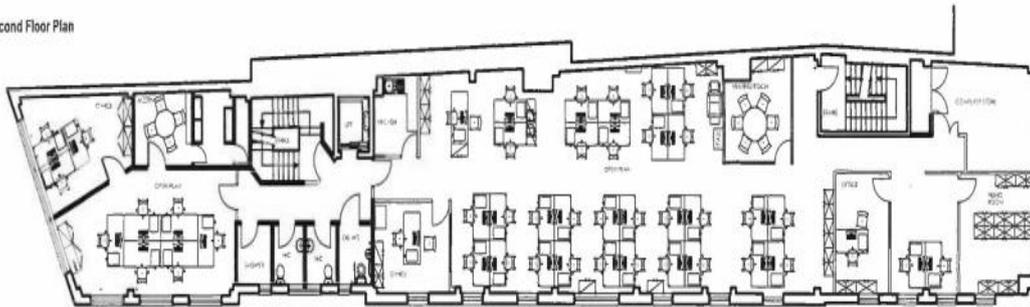
# PLANS



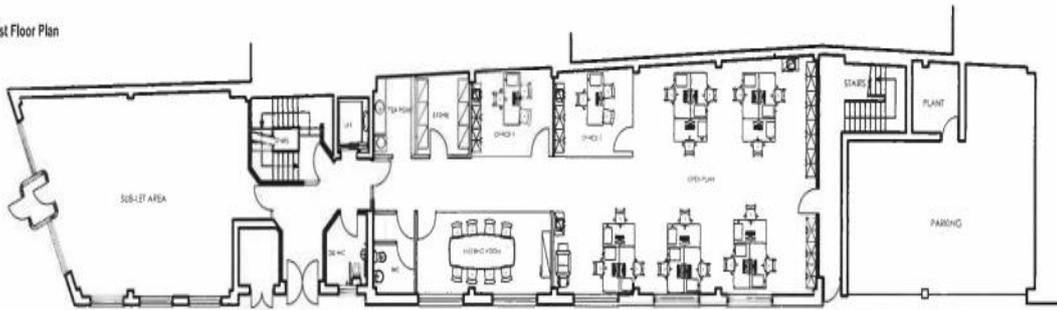
Third Floor Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan

## Important Notice

All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, or anyone in their employment. It is for you to satisfy yourself as to the accuracy and fullness of the statements herein. Further, you and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Unless otherwise stated, all prices, rents and costs are quoted exclusive of GST.