

OFFICES - TO LET
2ND FLOOR, UNITY CHAMBERS, HALKETT STREET, ST HELIER



SECOND FLOOR – 3,226 SQ.FT.

SUSPENDED CEILINGS & RAISED ACCESS FLOORS

NEW LED LIGHTING & AIR CONDITIONING

BOARDROOM, MEETING ROOMS, BREAK OUT ROOM & KITCHEN
GOOD NATURAL LIGHT & MALE & FEMALE TOILETS WITH SHOWERS

£52,000 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.

Regulated by RICS

LOCATION

The property is situated at the northern end of Halkett Street, between its junctions with Beresford Street and Market Street. It is therefore located in the heart of St Helier, close to the prime retail streets of King Street and Queen Street, as well as the Central Fresh Food and Fish Markets.

The property occupies a corner position fronting Halkett Street and Beresford Street, with the primary newly refurbished entrance off Halkett Street.

DESCRIPTION

The second floor provides an open plan office with cellular meeting rooms, large 16-person boardroom, kitchen and break out room. There are dedicated male and female toilets with shower facilities in both.

The property benefits from a recently upgraded entrance and has lift access to all floors. There is good natural light, raised access floors, suspended ceilings, double glazing, new carpets, new LED lighting and air conditioning.



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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 | USE | AREA SQ.FT. | ANNUAL RENTAL |
|--------|---------|-------------|-------------------|
| Second | Offices | 3,008 | £52,000 per annum |
| | Kitchen | 218 | |

TERMS

The second floor is available immediately by way of an internal repairing, insuring and rate paying lease, at a rental of £52,000 per annum, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

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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