

OFFICES - TO LET
1ST & 2ND FLOORS, 8 HILL STREET, ST HELIER



1ST FLOOR – 1,884 SQ FT & 2ND FLOOR – 1,561 SQ FT

SUSPENDED CEILINGS & INTEGRAL FLUORESCENT LIGHTING

COMFORT COOLING & HEATING AND PERIMETER TRUNKING

KITCHENETTE & WC FACILITIES

NEW CARPETS THROUGHOUT

RENT 1ST FLOOR £20 PSF & 2ND FLOOR £22 PSF

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 southern side of Hill 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 ground and six upper floors of office accommodation. Each floor is self contained and metered separately.

The floors benefit from the following amenities:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- Perimeter trunking;
- New carpets throughout;
- Kitchenette facilities on each floor;
- Lift access to all floors;
- WC facilities.

There is a very pleasant communal garden area to the rear of the building.

In addition to the above, the second floor benefits from a private rear terraced balcony area with access directly from the office space.

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.
First	1,884	175
Second	1,561	145
TOTAL	3,445	320

RENTAL

The first floor offices are available at an annual rental of £20 per square foot and the second floor at £22 per square foot, subject to JRPI increase.

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AVAILABILITY

The floors are available as a whole or individually 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, 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 the lessor's joint sole agents:

Guy Gothard FRICS guy.gothard@cgcommercial.ie

CG Commercial www.cgcommercial.ie

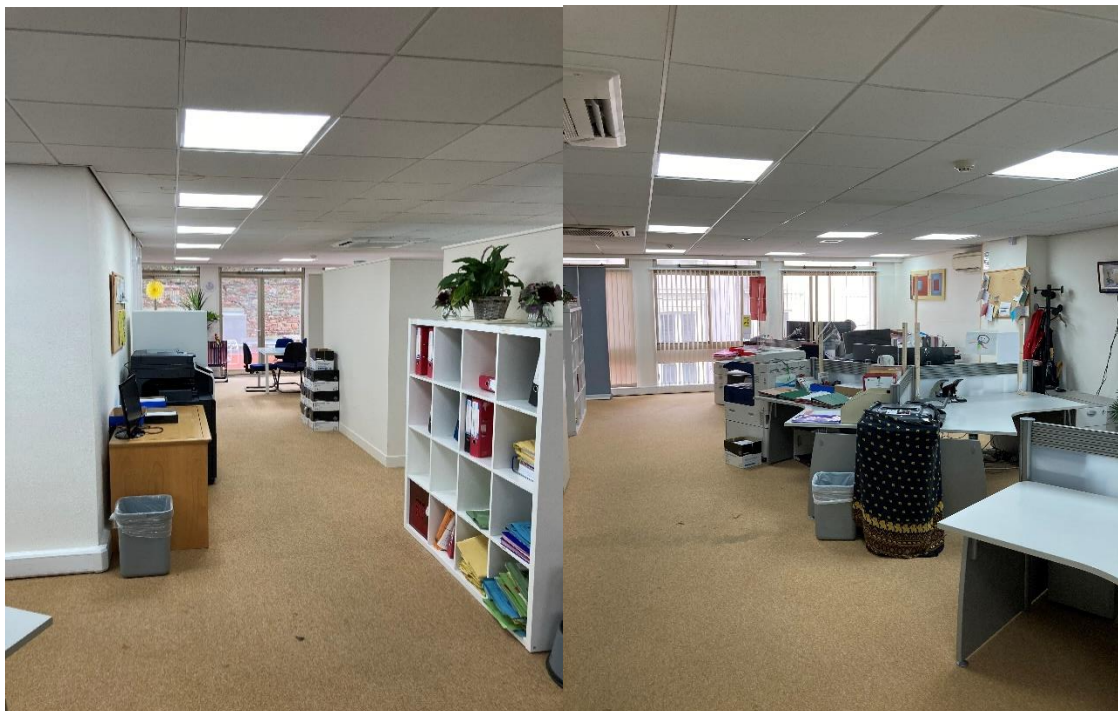
Tel 874141

OR

Alistair Sarre MRICS alistair@sarreandcompany.co.uk

Sarre & Co www.sarreandcompany.co.uk

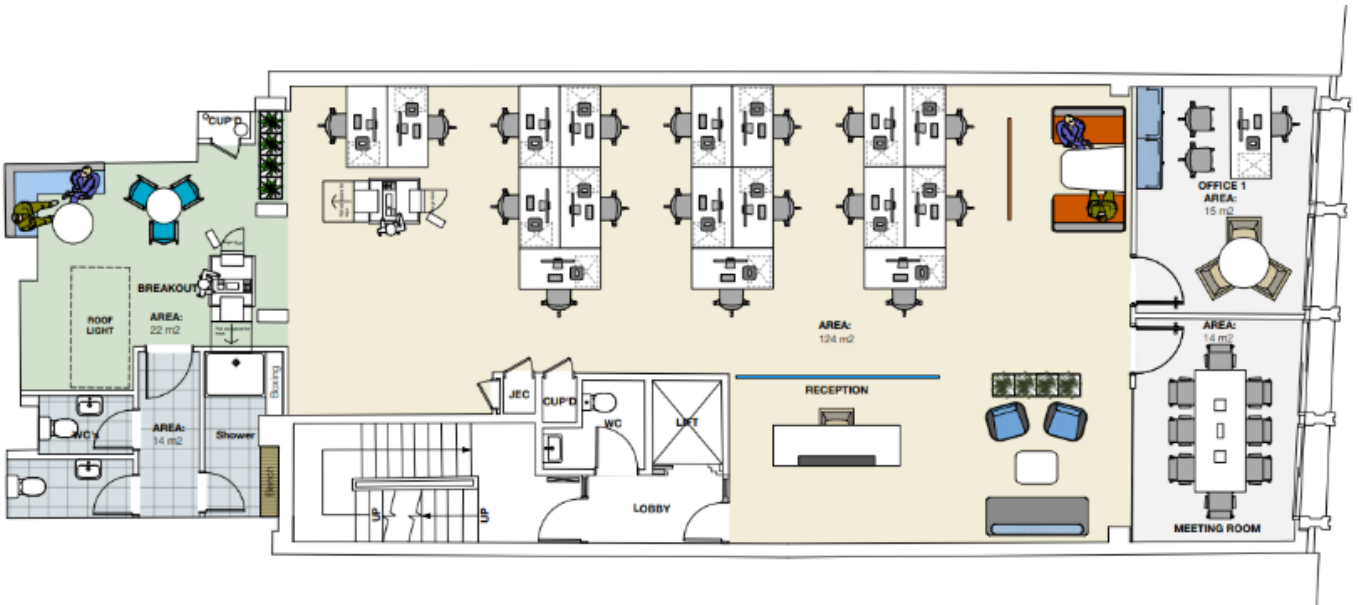
Tel 888848



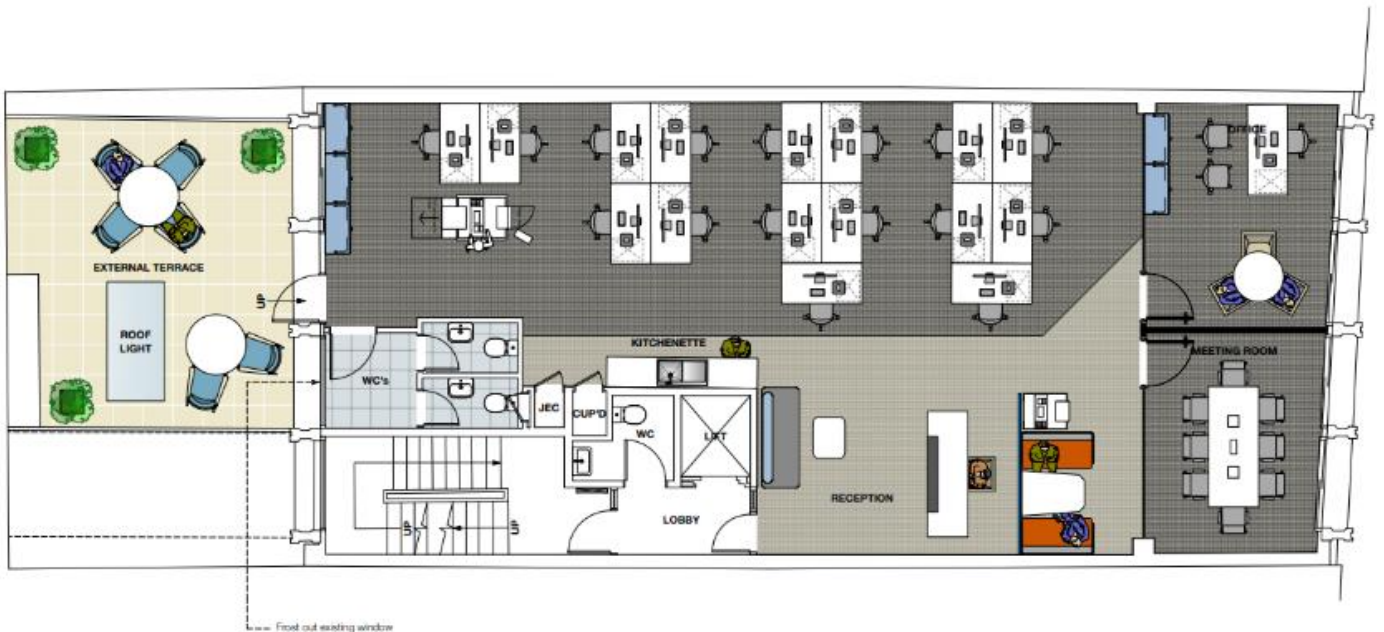
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Regulated by RICS



First floor



Second Floor

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