

TO LET

NAUTILUS HOUSE

6 CALEDONIA PLACE

ST HELIER

JERSEY



HIGH QUALITY OFFICES



- **NEW LEASE**
- **AVAILABLE AS A WHOLE OR FLOOR BY FLOOR**
- **From 2,210 SQ.FT. TO 7,620 SQ.FT.**
- **RENT - £25 PER SQ.FT.**

www.cbre.co.uk

CBRE

TO LET

NAUTILUS HOUSE



LOCATION

Nautilus House benefits from a prominent position on Caledonia Place with panoramic views across St Helier Harbour and Liberation Square. The property is within a few minute's walk from the Esplanade office quarter and the main pedestrianised shopping streets.



DESCRIPTION

The accommodation provides high quality offices and benefit from the following specification:

- Comfort cooling/heating
- Suspended ceilings with recessed lighting
- Passenger lift serving all floors
- Kitchens, toilet and shower facilities throughout

The property has been sub-divided to provide a mixture of open plan and separate meeting/training rooms.



ACCOMMODATION

The Net Internal Areas of the property are as follows:

Ground Floor Offices	2,210 sq.ft.	205.3 sq.m.
First Floor Offices	2,705 sq.ft.	251.3 sq.m.
Second Floor Offices	2,705 sq.ft.	251.3 sq.m.
Third Floor	2 x 1 bed flats	
Total	7,620 sq.ft.	707.9 sq.m.



RENTAL

The quoting rent is £25 per sq. ft.



AVAILABILITY

The property is immediately available by way of a new 9 year lease, either as a whole, or on a floor by floor basis on FRI terms via a service charge. A longer lease term may be available by negotiation.

TO LET NAUTILUS HOUSE

CALEDONIA PLACE
ST HELIER



LEGAL AND SURVEYING COSTS

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



VIEWING AND FURTHER INFORMATION

For further information, please contact the Lessor's sole agent, CBRE.



CONTACT US

JULIAN MALLINSON

Director
01534 874141
ulian.mallinson@cbre.com

JONATHAN QUÉRÉE

Associate Director
01534 874141
jonathan.queree@cbre.com

HUGO MENDONÇA

Surveyor
01534 874141
hugo.mendonca@cbre.com

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

TO LET NAUTILUS HOUSE

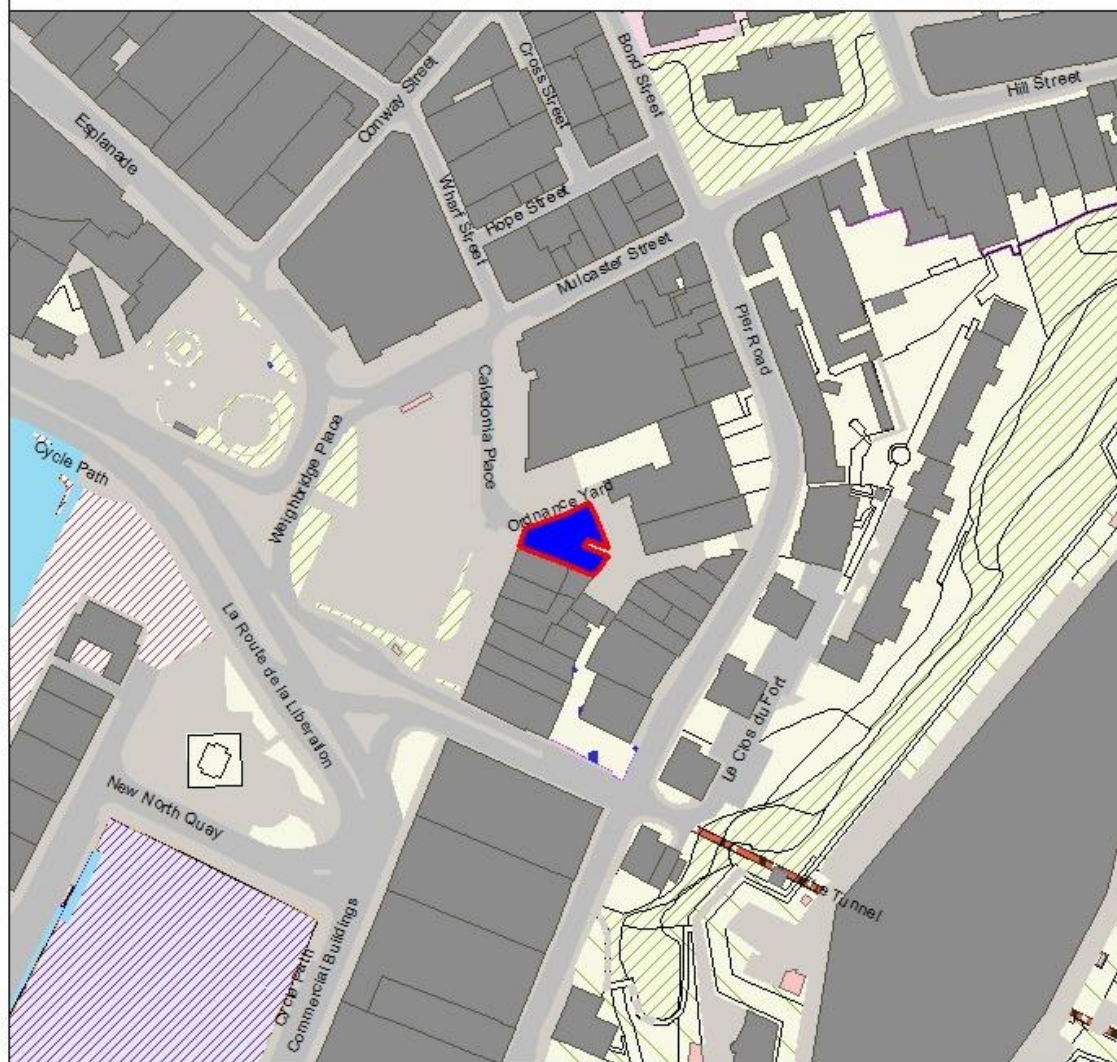
ST HELIER
JERSEY

CBRE

CDRC Jersey Limited
45 Century Buildings, The Esplanade, St Helier, Jersey, JL2 3AU
T 01534 874141 | F 01534 874188
<http://www.cbre.com>

Licence No J62

CBRE



0 510 20 30 40
Meters

Scale 1:1,872

Copyright States of Jersey 2017

