

TO LET

# 40 DON STREET

ST HELIER  
JERSEY



## QUALITY SELF CONTAINED MODERN OFFICE BUILDING

- 2,660 SQ.FT. UP TO 11,394 SQ.FT.
- PROMINENT LOCATION
- AVAILABLE FLOOR BY FLOOR
- SUB LEASE OR ASSIGNMENT

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### LOCATION

The property is located in the heart of St Helier's financial business district, within close proximity to the primary pedestrianised retailing streets of King Street and Queen Street, the town centre multi-storey car parks and the traditional business and finance centre of the St Helier.

More specifically, the property occupies a prominent corner position fronting Don Street, Waterloo Street and Waterloo Lane with the primary entrance from Don Street itself.

We attach a location plan and site plan for reference purposes.



### DESCRIPTION

The property is a self-contained purpose built office building benefiting from excellent natural light provision, having natural light on 3 sides.

Being a modern purpose built office building the property benefits from the following landlord specification:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Double glazing;
- Carpeted throughout;
- Fully accessible raised floors;
- Lift access to all floors;
- Kitchenette facilities;
- Male & female WC facilities;

In addition to the above, the current tenant has undertaken extensive improvements to the building.

At ground floor level the property is fully fitted out with an impressive reception area and general meeting rooms with kitchen facilities. On the upper floors there are numerous partitions creating cellurised private offices.

We attach floor plans of the existing layout for reference purposes, bearing in mind the premises can be brought back to an open plan layout if required.

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## ACCOMMODATION

The offices extend to the following approximate Net Internal Areas:

Ground Floor	Offices	2,759 sq.ft.
	Ancillary	17 sq.ft.
First Floor	Offices	2,960 sq.ft.
	Ancillary	19 sq.ft.
Second Floor	Offices	2,960 sq.ft.
	Ancillary	19 sq.ft.
Third Floor	Offices	2,435 sq.ft.
Eaves		207 sq.ft.
Ancillary		18 sq.ft.
<b>Total</b>		<b>11,394 sq.ft.</b>



## TENURE

The premises are currently held on a fully repairing and insuring lease to terminate on 24 December 2025 and are subject to three yearly Open Market rent reviews, with the next review being due on 12 July 2019 and three yearly thereafter.

The premises are available either by way of assignment of the existing lease or alternatively by way of a sub-lease(s) either as a whole or on a floor by floor basis.



## CONTACT US

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## RENTAL

On a sub-let basis the rent will be calculated as £23 per sq.ft. exclusive of GST and service charge.



## OCCUPATION

The premises are available early 2018.



## INCENTIVES

Market incentives will be available for either the assignment of the overriding contract lease or indeed sub-tenancy positions, on a floor by floor or multiple floor basis.



## LEGAL COSTS/COVENANT STRENGTHS

Each party to bear their own costs in relation to this transaction.

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.



## VIEWING AND FURTHER DETAILS

For viewing and further information, please contact CBRE.

### GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

### GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

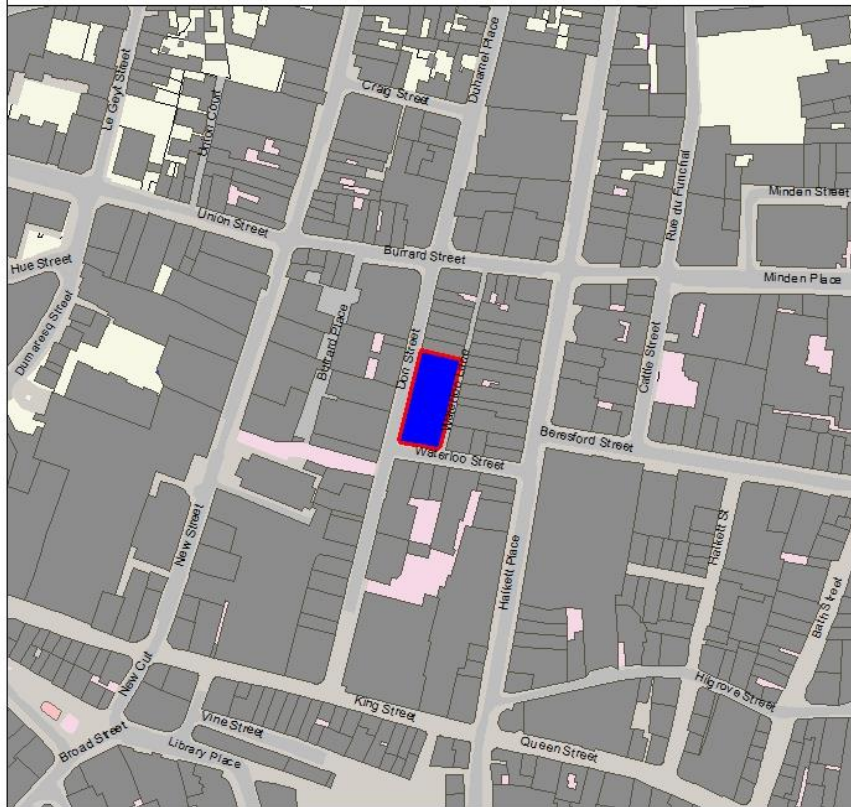
### GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.

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0 10 20 40 60 80  
Meters

Scale 1:2,124

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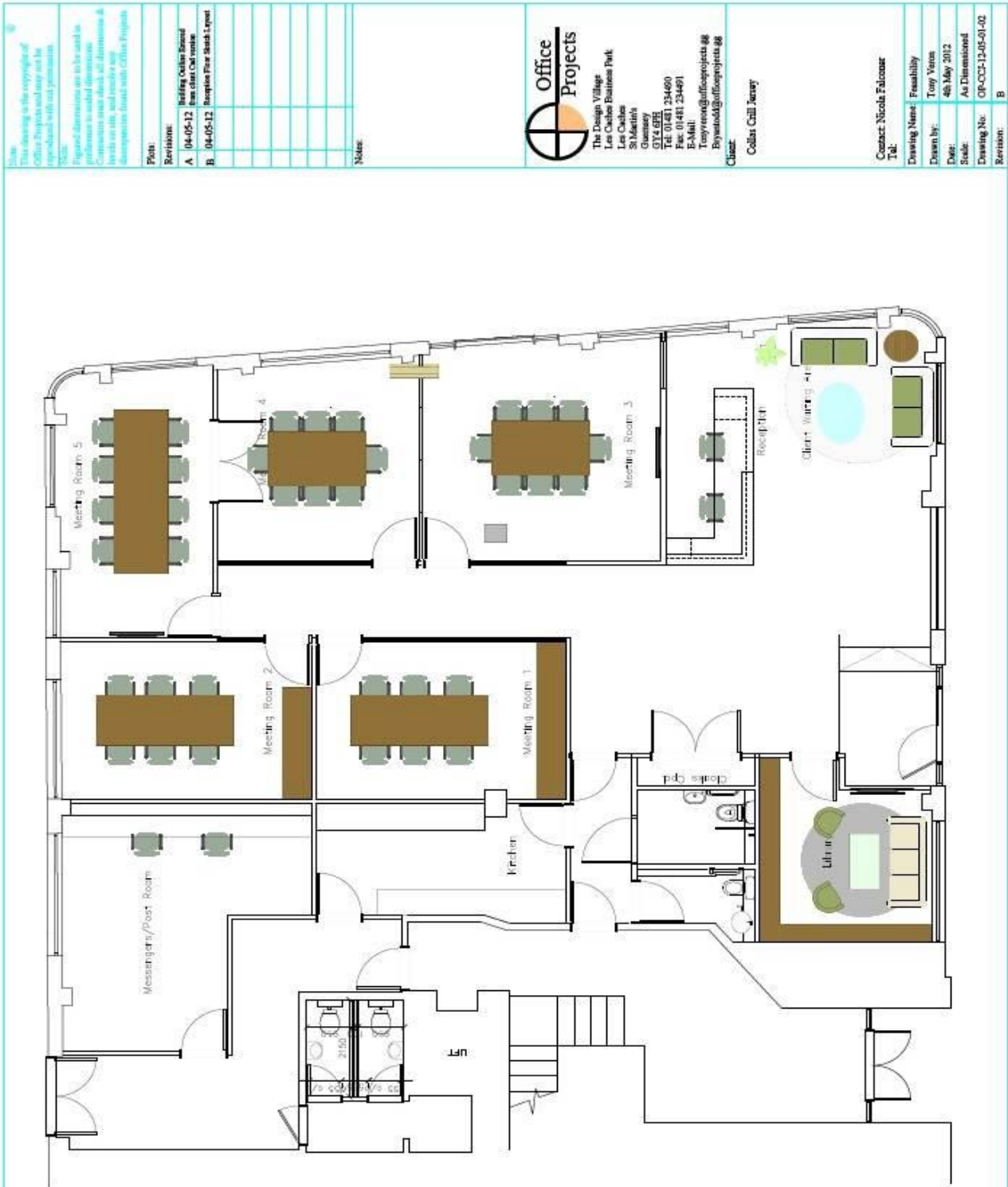
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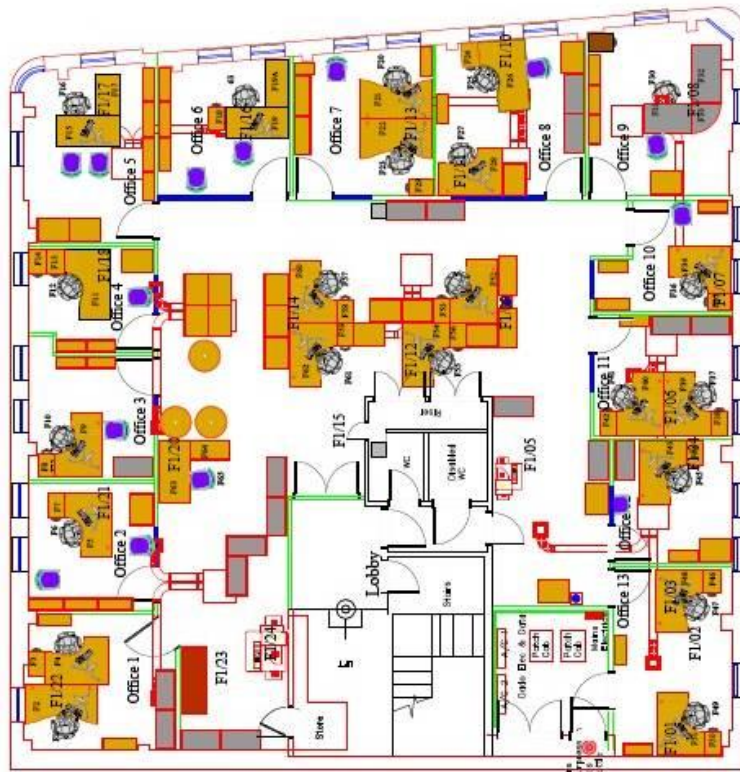
PLANS





Scale 1 : 100 on A3 Plot

# FIRST FLOOR EXISTING



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