

TO LET

3 MULCASTER STREET

ST HELIER
JERSEY



FIRST FLOOR OFFICES TO LET

- FIRST FLOOR - 1,444 SQ.FT.
- GOOD OFFICE LOCATION CLOSE TO TOWN CHURCH
- LIFT ACCESS TO ALL FLOORS
- COMFORT HEATING/COOLING
- EXCELLENT NATURAL LIGHT
- PASSING RENT – £34,584 PER ANNUM EXCLUSIVE

www.cbre.co.uk/jersey

CBRE

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LOCATION

The location is considered to be one of the most sought after locations in St Helier, providing both easy access to the heart of town, the Royal Square, King Street and nearby office districts on the Esplanade, including the new International Finance Centre.

Occupiers in the vicinity include the States of Jersey, Hepburns Insurance and a plethora of legal practices.



DESCRIPTION

The offices benefit from recent investment with new Camaro wood effect tiles throughout which have improved the look of the space to provide a bright and professional working environment. The configuration delivers modern open plan office space benefiting from a spacious boardroom, separate meeting room and welfare facilities including a kitchen, two toilets and a single shower.

There is excellent natural light through-out with heating/cooling provided by modern ceiling mounted air conditioning cassettes.



ACCOMMODATION

The offices have a Net Internal Area of:

First Floor: 1,444 sq. ft.



LEASE

The property is being offered, subject to contract, by way of an assignment or sub-letting of the existing lease. The passing rent is **£34,584** per annum and the lease terminates on the 30 September 2026. The rent is exclusive of rates, service charge, management charge and GST. The lease has two upward only JRPI linked rent reviews on 1 October 2020 & 1 October 2023.



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LEGAL COSTS

All parties to bear their own legal costs.



VIEWING AND FURTHER INFORMATION

For further details or to arrange a viewing, please contact the sole letting agents, 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%.



CONTACT US

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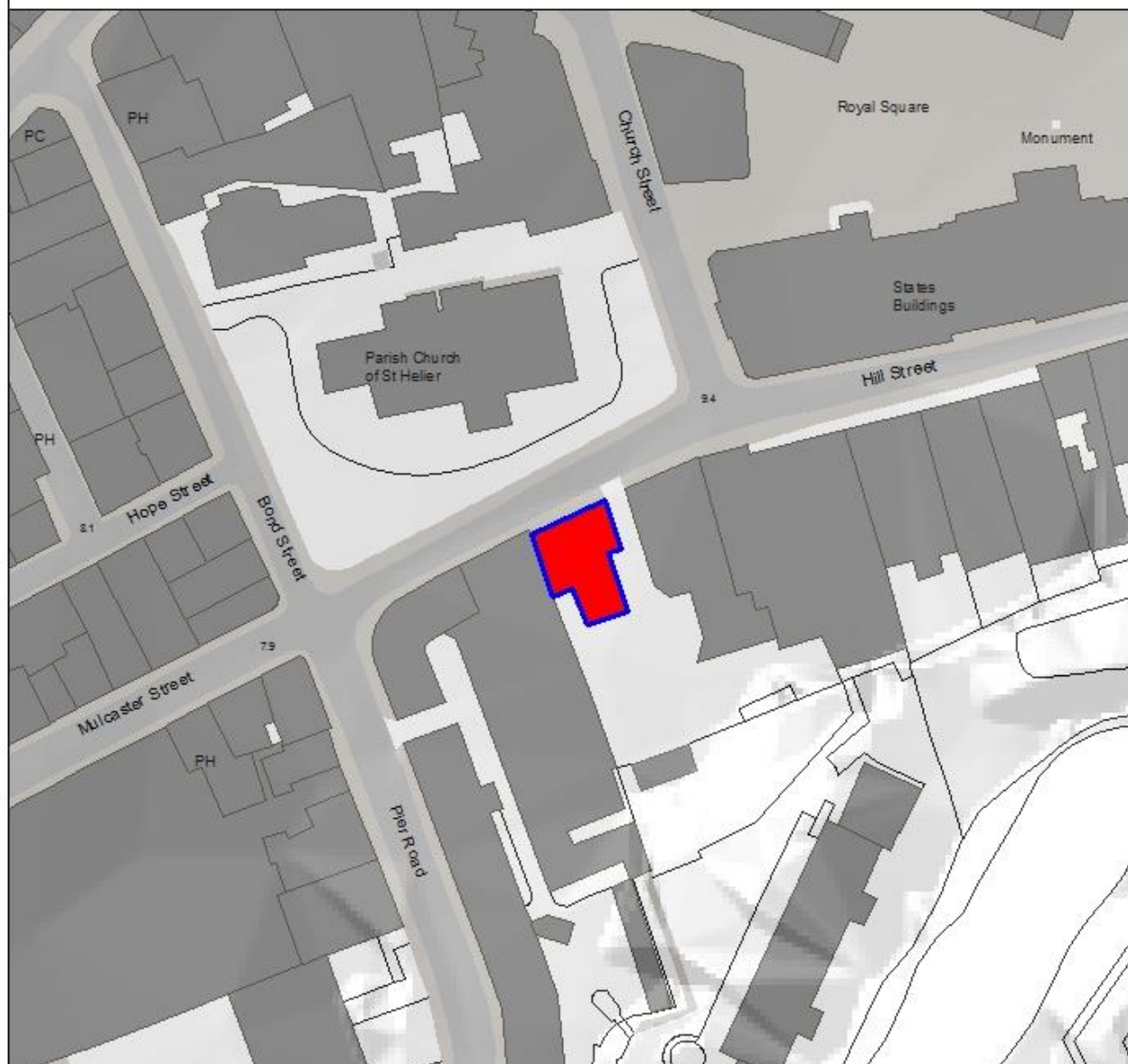
ST HELIER
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3 MULCASTER STREET
ST. HELIER
JE2 3NJ

Vingtaine : de Haut de la Ville
Type : Commercial
UPRN : 69003112