

TO LET

FROM
1,637 SQ.FT.

UP TO
3,275 SQ.FT.

1ST & 2ND FLOORS

QUALITY OFFICE
SUITE

For more information,
contact:

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CB Richard Ellis
45 Century Buildings
The Esplanade
Jersey
JE2 3AD

www.cbre.co.uk

AGENCY OF SERVICE

1996-2005

NEWLY REFURBISHED



Location

The property is prominently situated overlooking Parade Gardens within the heart of St Helier. The subject property is a short distance from the principle retailing on King Street and provides easy access to most of the main facilities in the heart of St Helier.

Nearby occupiers include TMF Trust, States of Jersey (Cyril Le Marquand House), Magistrates Court, Morgan Stanley Quilter, Black Horse Finance, Anglo Irish Bank and a selection of other local office occupiers.

A location plan is attached for reference.

DISCLAIMER: CB RICHARD ELLIS

CB Richard Ellis on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT.

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MEMBER OF CBRE

1996-2005

The property is a purpose built office development over ground and three upper floors with granite front façade and rendered and emulsion painted remaining facades.

The first floor has been refurbished provides a bright and presentable suite with a good specification, including the following benefits:

- Air Cooling
- New Integral Lighting
- New Perimeter Trunking
- Mens & Ladies Toilets
- Good Natural Light
- New Suspended ceiling
- New Carpeting
- Kitchenette
- Lift Access

The second floor further benefits from the installation of 3 meeting rooms and a comms room.

Accommodation

First Floor 1,637 sq.ft.

Second Floor 1,638 sq.ft.

Rental

£36,656.66. (22.40 per sq.ft.) – per floor.

Incentives available.

Tenure

The property is available by way of a new sublease on effective full repairing and insuring terms with the tenant responsible for internal repairs and decorations, plus their proportion of the service charge of the property.

Rent reviews will be to open market and will follow the increase applicable to the head rental and be due on the same date, namely 14 January 2012 and three yearly thereafter.

Timetable

The property is available with immediate effect.

Legal & Surveying Costs

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

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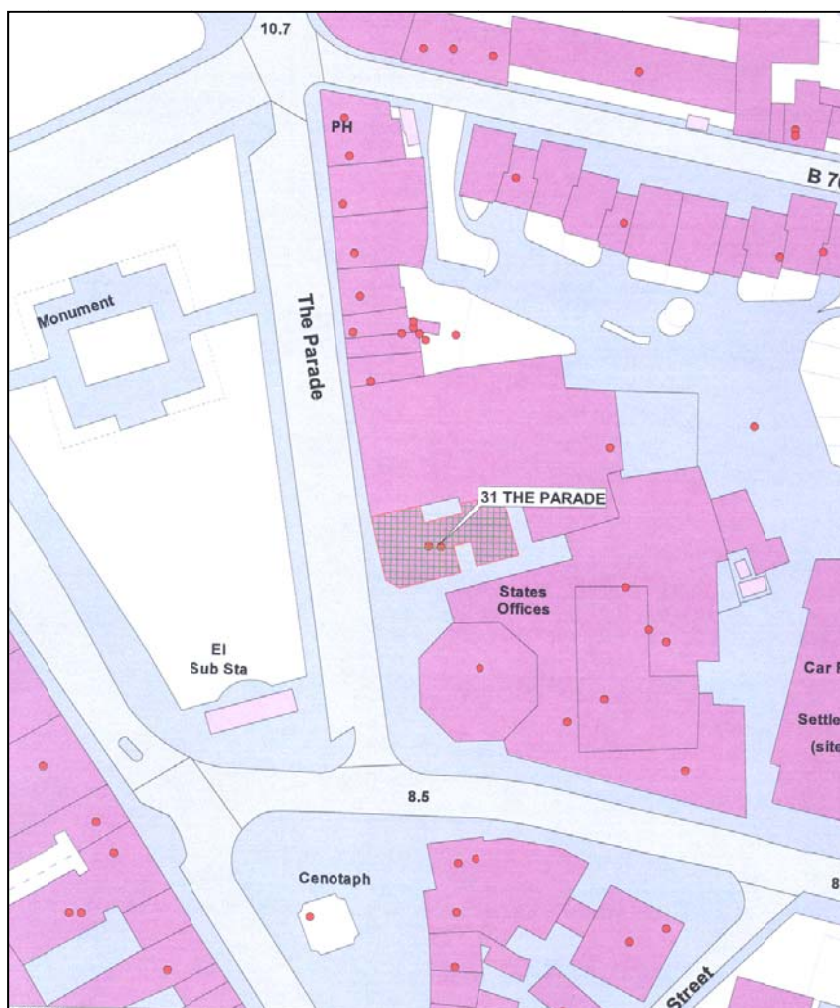
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Viewing

Strictly upon application to the lessor's sole agent.



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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