



Maillard
& Co

£ 93,600

25 New Street

To Let



3900 Sq Ft

Refurbished ground floor office suite

3,900 sq ft

Turnkey opportunity

Available Q2 2023

Excellent location

Cat A specification

£24 psf

Property details

The premises are conveniently located on New Street close to the St Pauls Gate development, thus within the commercial centre of St Helier and a short distance from King Street.

The immediate surrounding area incorporates an established mix of financial and legal orientated entities such as Deutsche Bank, Jersey Water, Vistra and Bedell Cristin to name but a few.

A mix of catering/shopping outlets can be availed of within the immediate vicinity such as Mange Tout, RFresh and De Gruchys Brasserie.

This building is in the process of being fully refurbished and the ground floor office suite will be provided to CAT A specification or as a turnkey solution.

The ground floor office has been measured in accordance with the Royal Institution of Chartered Surveyors code of measuring practice and have a Net Internal Area of 3,900 sq ft (indicative).

Terms

The property is being offered, subject to contract, by way of a new nine year effective fully repairing and insuring style lease at a commencing rental of £93,600 per annum (equating to £24.00 per sq ft) exclusive of rates, service/management charge and GST. The lease will be subject to triennial upward only reviews.

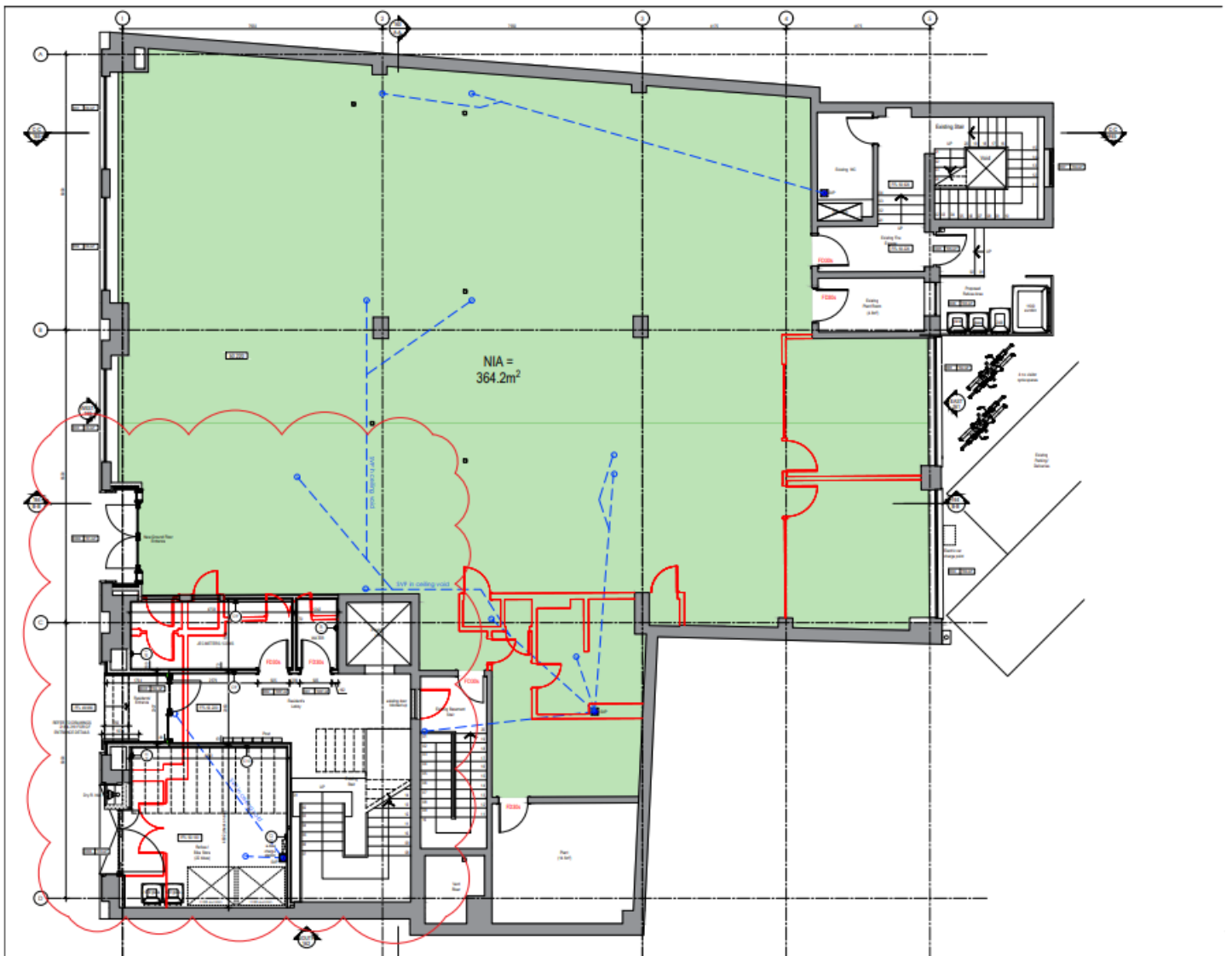
Legal Costs

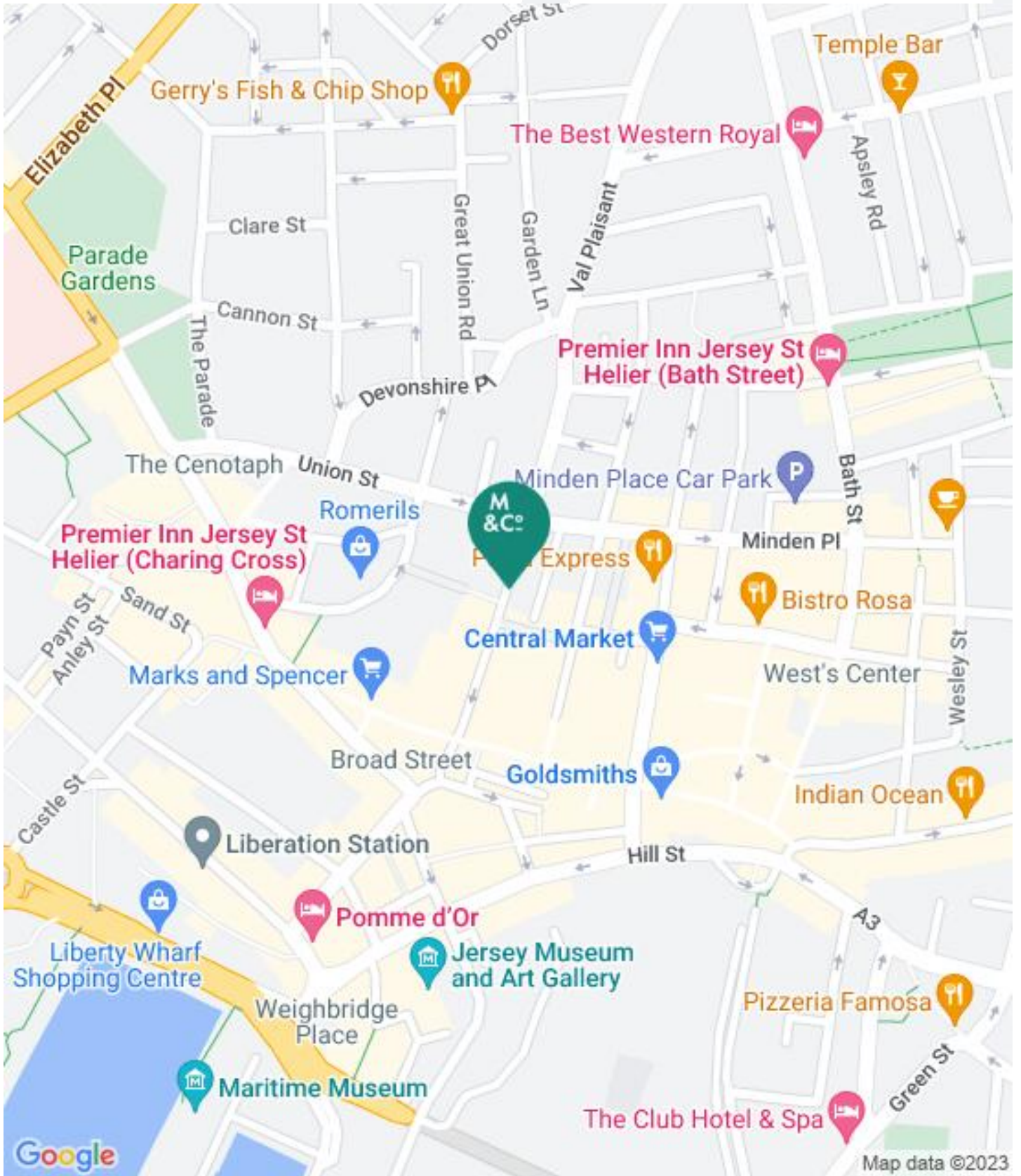
Each party will bear their own legal costs associated with the transaction whether or not it completes.

Conditions

Subject to the obtaining of references, guarantees and any official permission as may be required in the usual fashion.

Fully refurbished ground floor office suite - available Q2 2023





Commercial contacts

To Let

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Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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