



Maillard  
& Co

£ 8,500

3rd Floor East Maxwell Chambers, La Colomberie

To Let



o Sq Ft

Compact office suite

500 sq ft

Perimeter trunking and fibre

Rent £17.00 per sq.ft p.a.

New AC system & LED lighting

## Property details

Centrally located offices benefiting from easy access to all amenities in St Helier including various retail outlets, banks, restaurants and public parking. Nearby office occupiers include Zedra, Sigma Group and Maurant.

Offices are arranged over first, second and third floors and are accessed via a dedicated foyer. Lift access is provided to the ground, first and second floors. The third floor suite enjoys a high level of natural light and is presented in excellent order, providing suspended ceilings, perimeter trunking, air-conditioning and quality wall and floor coverings.

### Service Charges

The building will be subject to service charges in the usual way and apportioned on a floor area linked basis.

### Amenities

The offices benefit from the following amenities:-

- Passenger lift
- Suspended ceilings with recessed lighting
- Double glazed aluminium framed windows
- Male and female WC facilities
- Dimplex heating in the common areas
- Air conditioning
- Door intercom
- Perimeter voice/data cabling throughout

### Legal Costs

Each party to be responsible for their own costs involved in the transaction.

### Terms

A lease will be drafted on an effective full repairing and insuring basis for a term of nine years at a rate of £17.00 per square foot exclusive of service charge, rates and utilities.

A shorter lease will be considered subject to terms and/or covenant.

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Rental will be subject to rent review every third year in line with the JRPI.

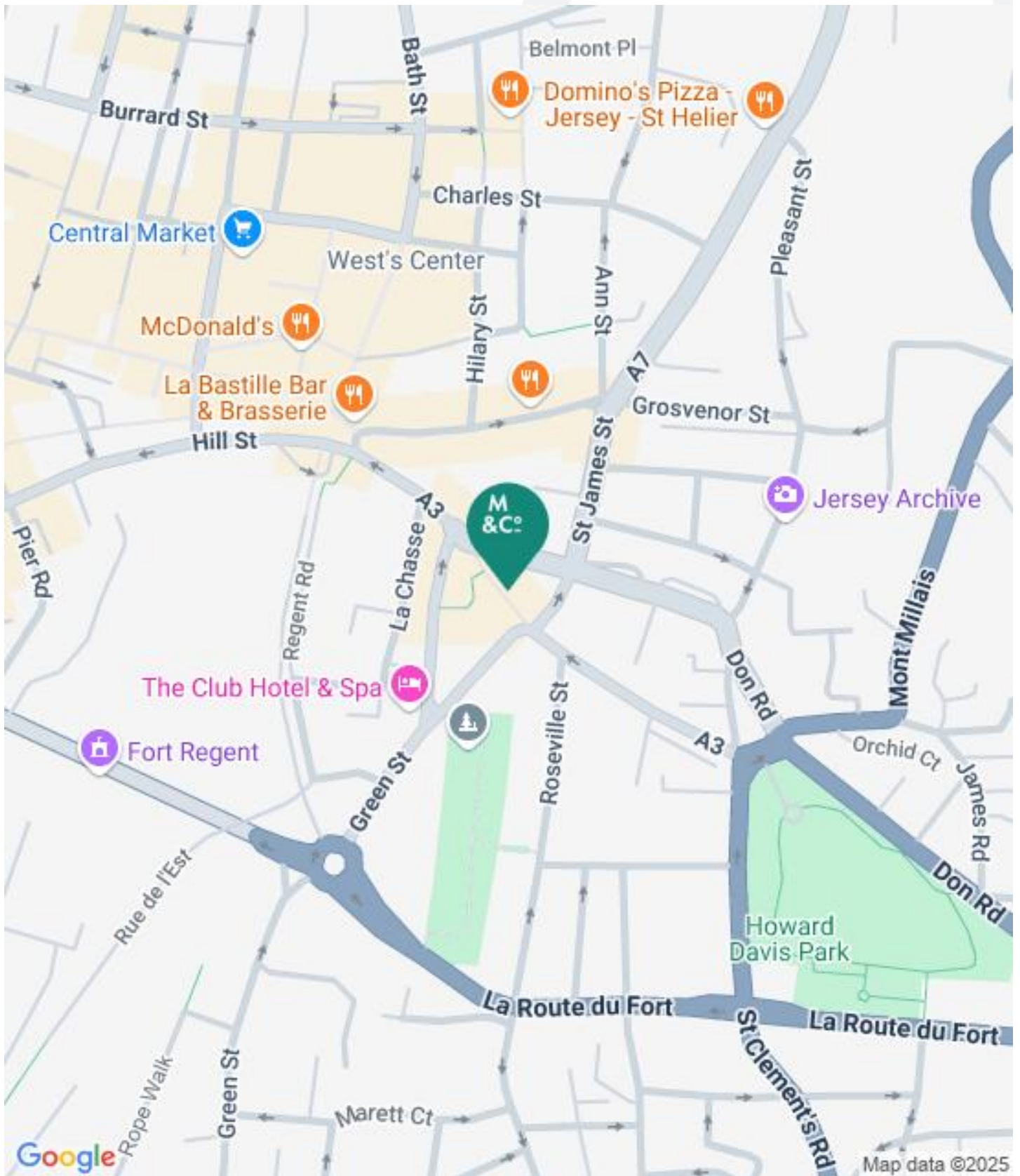
To Let

SMALL OFFICE SUITE TO LET - 500 sq ft





To Let





## 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.



**Maillard  
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