



Maillard
& Co

£ 39,053

Ground floor, Mulcaster Street

To Let



1250 Sq Ft

Ground floor office suite	1,245 sq ft
Great location and frontage	Currently configured into various meeting rooms
Reception	Available immediately for sub-lease

Property details

Ground floor office in great location

Location

The property is situated on Mulcaster Street, close to the Royal Court and Jersey's core business district and retail centre.

Description

The property comprises the ground floor suite of a granite faced four storey office building and benefits from the following specification:

- Excellent natural lighting
- Cellularized layout with dedicated reception area
- Strong visibility and excellent external signage
- Perimeter trunking
- Suspended ceilings with integral LED lighting
- Radiator heating + air comfort cooling /heating system
- Fibre optic connectivity
- Kitchenette and WCs

Accommodation

The suite is located on the ground floor and has been measured in accordance with International Property Measurement Standards and provides the following areas:

- 1,245 sq ft / 115.66 sq m

AVAILABILITY

The offices are immediately available and ready for occupation / tenant fitout.

LEASE TERMS

The offices are offered on EFRI terms by way of a sub-letting until 23.03.26. A longer term may be available by negotiation with the superior landlord.

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RENTAL

To Let

The passing rent under the lease is £39,052.82 pa exclusive of all other outgoings and of GST as applicable.

LEGAL COSTS

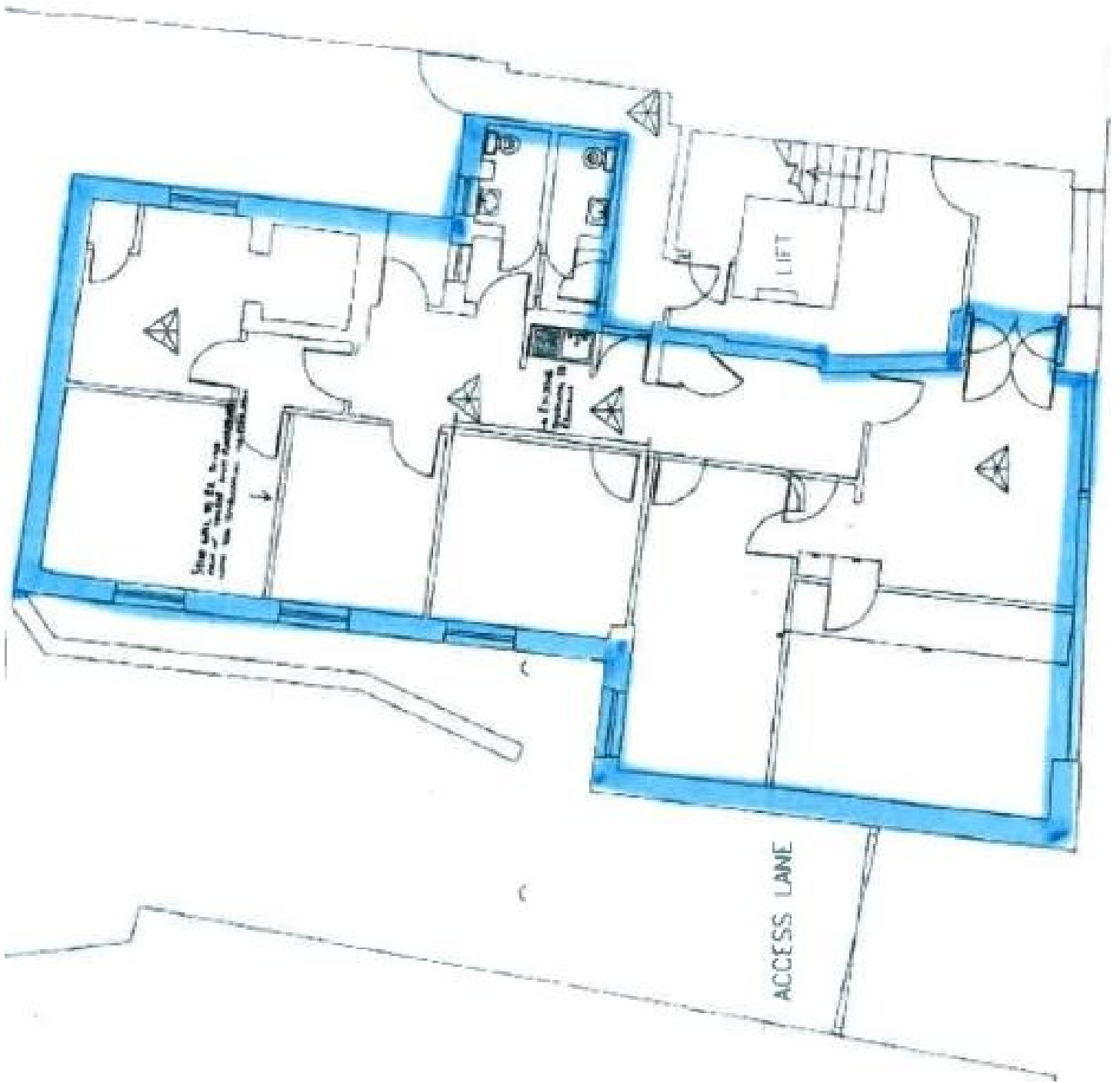
Each party to bear their own legal costs and any other cost incurred in the letting of this property, whether or not a transaction completes.

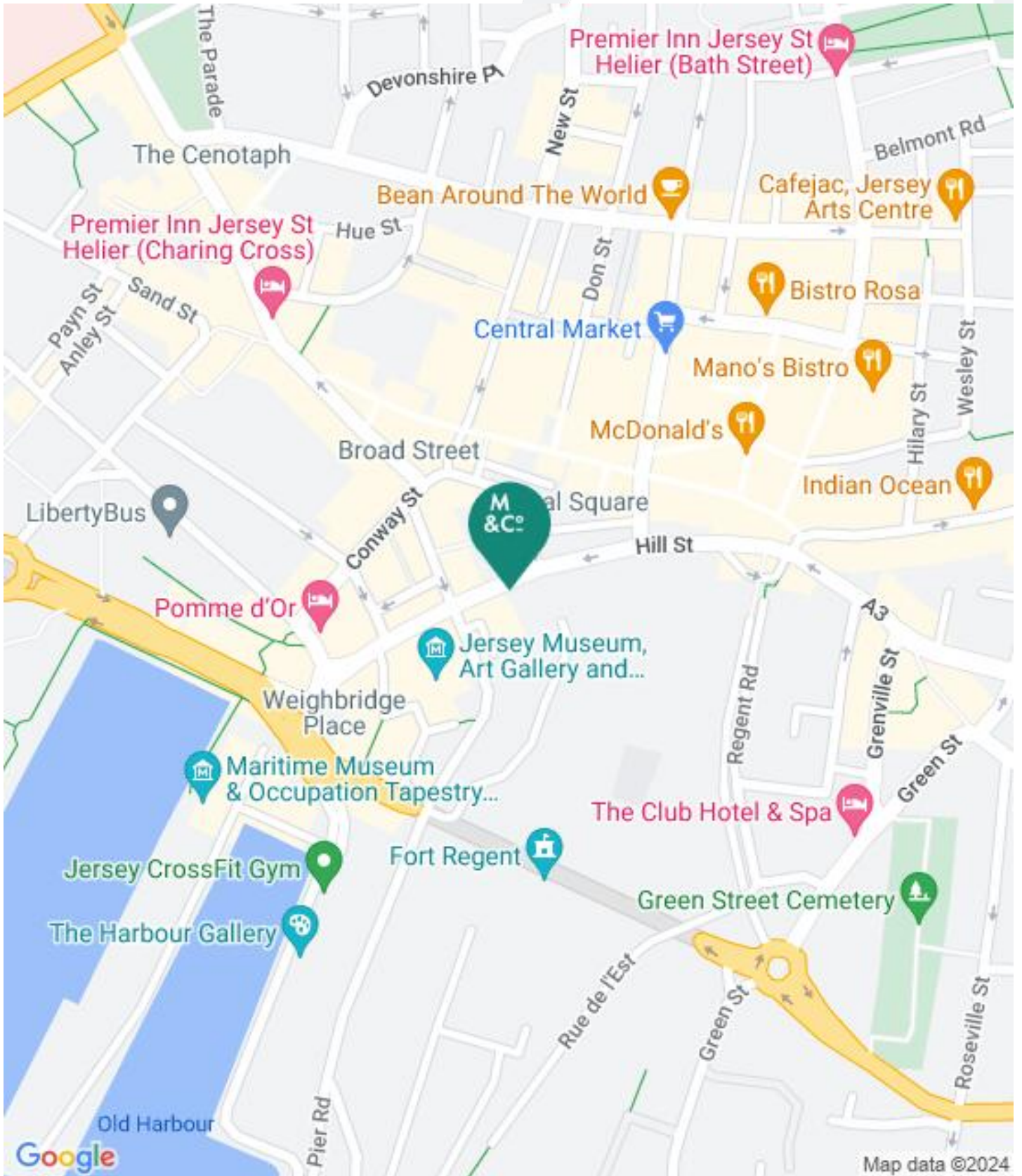












Commercial contacts

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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