



Maillard  
& Co

£ 43,220

3rd Floor, New Street

To Let



2161 Sq Ft

Excellent specification throughout

Central location

3rd floor 2,161 sq ft

Lift access, raised flooring, suspended ceilings and air conditioning

£20 per square foot

Single parking space available £2,750 pa

## Property details

Modern Town Centre Office

3rd floor 2,161 sq ft

Single parking space available at £2,750 pa

Location

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 Vistra, Deutsche Bank, Bacata Ocorian 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, Coffee Republic and De Gruchys.

Description

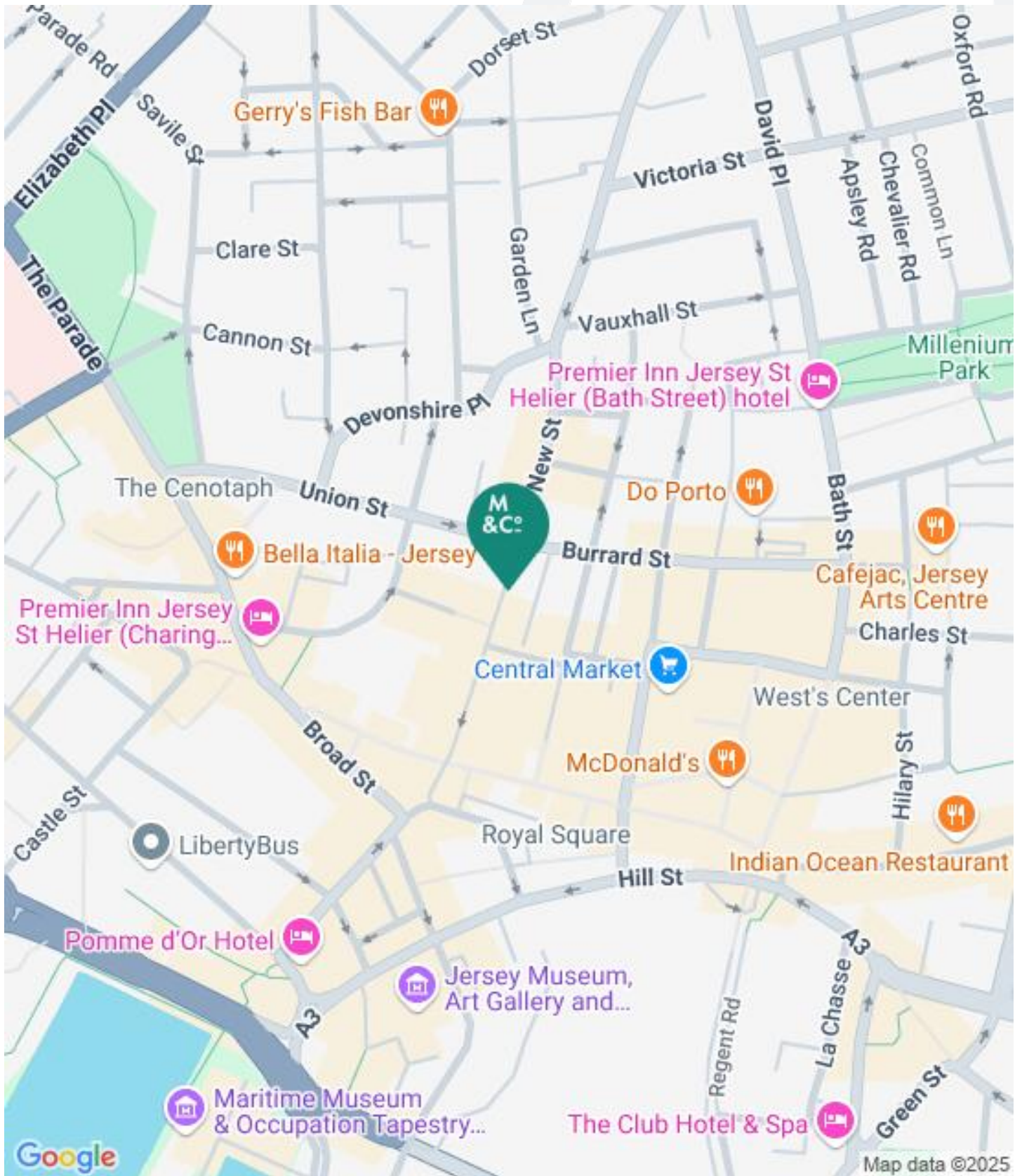
Both the subject suites and overall property of 31-33 New Street, have recently been refurbished to a high end specification. This has included the renewal of the buildings granite façade and threshold, redecoration works to all communal parts, external repainting and the incorporation of local artwork within the entrance lobby, giving an overall professional outlook compatible with any forward thinking/client focused business.

The open plan offices benefit from the following services/amenities

- Raised flooring with access points throughout
- Comfort heating/cooling (R22 compliant)
- Lift access
- Good provision of natural light
- Kitchenette

- Modern fluorescent recessed box lighting

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  
&C<sup>o</sup>**

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