



First floor offices, 9 Great Union Road, St.Helier

£22,296 pa

BROADLANDS
COMMERCIAL



First floor offices, 9 Great Union Road

St.Helier

- Excellent edge of town location
- New lease and great value - £12 psf
- Available as a whole or on a room by room basis
- 1 parking space
- Viewing with the lessor's sole agent
nick@broadlandsjersey.com
- First floor - 1,858 sqft



Location

The property is situated only 5 minutes' walk from the centre of St. Helier and is easily accessed by car from Rouge Bouillon. More specifically, the property is situated on the west side of Great Union Road opposite the Motorama car showroom/garage.

Description

The premises consist of a suite of first floor offices and the general specification includes the following: - Integral fluorescent lighting; - Comfort cooling/comfort heating in the main office; - Double glazing; - Excellent natural light for the front offices; - Male & female WC and kitchen facilities. - 1 parking space for a large car/van.

The offices are available as a whole or on a room-by-room basis.

Accommodation

First Floor 1,858 sq.ft. (total)

Availability

Immediately on completion of formalities.

Lease terms

The premises are available on a new internal repairing and insuring style lease.

Rental

Asking £12 psf. There will be an additional rental chargeable for the parking space. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

Legal costs

Each party to bear their own legal costs and any other cost incurred in the letting of this property.

Viewings

Strictly by appointment with the Lessor's sole agent. Nick Trower MRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 nick@broadlandsjersey.com
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