



Paragon House, 95/97 Halkett Place, St.Helier

£161,632 pa

BROADLANDS
COMMERCIAL



95/97 Paragon House Halkett Place

St.Helier, Jersey

- First floor - 10,136 sqft
- Excellent central location
- New lease and great value - £12 psf
- Please contact For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com

Location

The property is located close to both of the St Helier's Central Business District and prime retailing area on King Street. More specifically, the property is situated on the western side of Halkett Place and it is next door to the Central Library. Public car parking is located a short distance to the east within Minden Place car park.



Description

The premises consist of a purpose built modern building with office accommodation on the first floor and with a dedicated private entrance hall. The general specification of the offices, include the following: - Suspended ceiling; - Integral fluorescent lighting; - Double glazing; - Excellent natural light; - Lift access; - Male & female wc facilities; The offices require refurbishment and discussions can be held with the Lessor around this. Flexible lease terms and attractive incentives comprising rent free, landlord contribution to works (or a mix of the two) are available, subject to negotiation and status of the applicant.

Accommodation

First Floor Offices 10,136 sq.ft.

Availability

Immediately on completion of formalities.

Lease Terms

The premises are available on a new effective full repairing and insuring lease for a term of 9 years, subject to three yearly rent reviews in line with Jersey Cost of Living.

Rental

Asking £12 psf, subject to a suitable covenant or guarantee will be required by the lessor.

Legal costs

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

Viewing

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
www.broadlandsjersey.com Guy Gothard FRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797737127 guy@broadlandsjersey.com www.broadlandsjersey.com



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