



Ground floor, 2 Mulcaster Street, St. Helier

£500 pcm

BROADLANDS
COMMERCIAL



Ground floor, 2 Mulcaster Street

St. Helier, Jersey

- GROUND FLOOR OFFICE - 135 SQ FT
- INTEGRAL LIGHTING
- COMFORT COOLING & HEATING
- PART FURNISHED
- RENT £6,000 PER ANNUM
- EXCELLENT CENTRAL LOCATION
- For further information, please contact Michael Caro
MRICS michael.caro@cgcommercial.je



Location

The property is situated in a long established office location within St Helier's Central Business District, forming part of the traditional legal and banking centre of the Island. More specifically, the property is situated on the northern side of Mulcaster Street between its junctions with Halkett Place and Church Street. Nearby occupiers include the States of Jersey, Messrs Walkers, Messrs Preston Law, Messrs BCR Law, Messrs Le Gallais and Luce, Messrs Benest & Syvret, and Soditic, with the offices also being a minute's walk from St Helier's principal retailing precincts of King Street and Queen Street.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas: - Ground floor offices 135 sqft 12.54 sqm

Rental

The ground floor office is available at an annual rental of £6,000 pa, subject to JRPI increase.

Availability

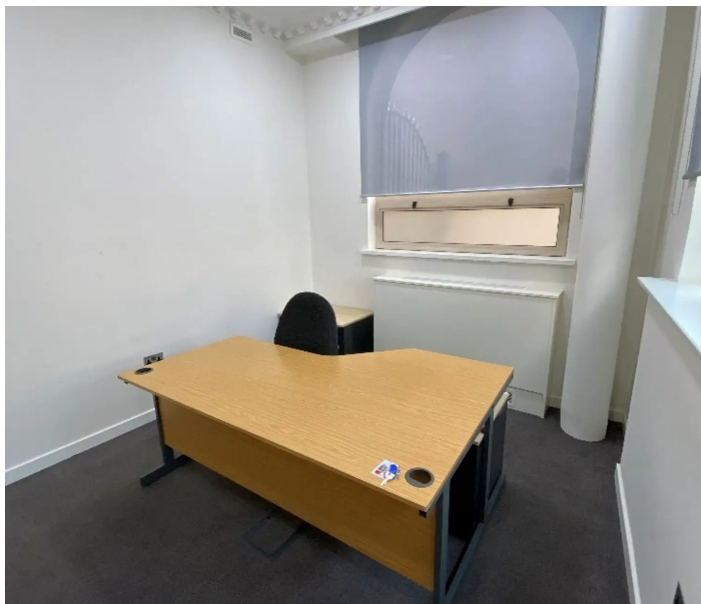
The floor is available by way of an internal repairing, insuring and rate paying licence. The all-encompassing rental includes all communal costs such as property management, internal/external repair and decoration and cleaning.

Legal & Professional costs

Each party to bear their own costs, whether or not a transaction arises.

Viewing and further information

For further information, please contact the lessor's sole agent: Michael Caro BSc (Hons) michael.caro@cgcommercial.je



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- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
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