



Third Floor, Dialogue House, 2-6 Anley Street, St. Helier

£27,740 pa

BROADLANDS
COMMERCIAL



Third Floor, Dialogue House, 2-6 Anley Street

St. Helier, Jersey

- THIRD FLOOR OFFICES - 1,387 SQ.FT
- SUSPENDED CEILINGS & AIR CONDITIONING
- LED LIGHTING, CARPETS & RAISED FLOORS
- KITCHENETTE, LIFT & GOOD NATURAL LIGHT
- ASKING RENTAL £20 PSF PER ANNUM
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Guy Gothard FRICS
guy.gothard@cgcommercial.je



Location

The property is situated at the junction of Anley Street and La Rue des Mielles, behind Sand Street public car park. It is located in the heart of St Helier, close to the prime offices on the Esplanade and a short walk from King Street and Queen Street. Occupiers in close proximity include Capita, HSBC, Citibank, PWC, KPMG, Rathbones and The Jersey Financial Services Commission.

Accommodation

The premises provide the following approximate net internal floor areas: - 1,387 sqft 128 sqm

Asking Rental

The premises are available at an annual rental of £34,675 per annum, payable quarterly in advance, subject to 3 yearly JRPI increases.

Lease terms

These third floor premises are available by way of an internal repairing, insuring and rate paying lease, with a service charge to cover communal costs such as property management, 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

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