



1st & 3rd floors, 40 Don Street, St. Helier
£129,697 pcm

BROADLANDS
COMMERCIAL



1st & 3rd floors, 40 Don Street

St. Helier, Jersey

- First floor 2,979 sq ft
- Third floor - 3,271 sq ft
- Suspended ceilings and raised access floors
- Air Conditioning, double glazing & lift access
- Kitchen, shower & male/female toilets
- Rental - £23 per sq ft, per annum
- Flexible sub-lease terms available to December 2025
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Guy Gothard FRICS
guy@broadlandsjersey.com



Location

The property is located in the heart of St Helier and is within close proximity of the primary pedestrianized retail pitches of King Street and Queen Street, the central markets and is only a short walk to the Royal Court and Liberation Square. More specifically, the property occupies a prominent corner position fronting Don Street, Waterloo Street and Waterloo Lane, with the primary entrance from Don Street itself.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas: - First floor offices 2,960 sqft with ancillary 19sqft Third floor offices - 2,435 sqft and 207 sqft Ancillary - 18 sqft TOTAL 5,639 sqft

Availability

The property is currently held on a fully repairing and insuring lease terminating on 24 December 2025. The first and third floors are available together, or individually by way of new sub-leases to be co-terminus with the head lease at a rental of £23 psf per annum, plus service charge to cover communal costs including property management, cleaning, external repair and lift maintenance. Incentives are available and short term flexibility will be considered.

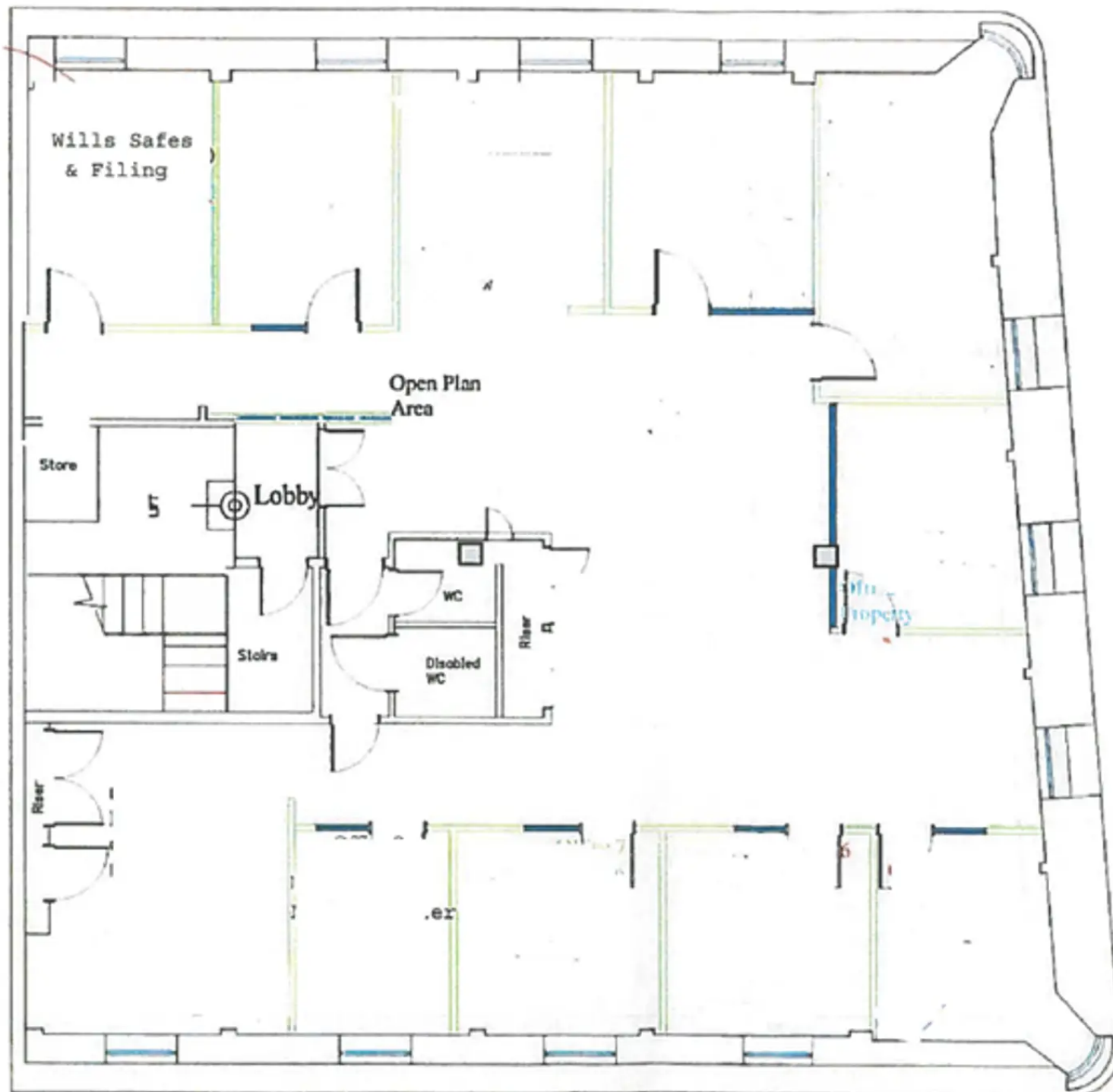
Legal & Professional costs

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

Viewing and further information

For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com





Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Unless otherwise stated all prices and rents are**

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

