



2nd Floor 29 Seaton Place, St. Helier

£160,636 pa

BROADLANDS
COMMERCIAL



2nd Floor 29 Seaton Place

St. Helier, Jersey

- Second floor office – 5,737 sq ft
- Excellent natural light
- Fully fitted out and turn-key condition
- Air conditioning
- 4 car parking spaces available
- Sole Agent
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com

Location

The property is situated on a prominent site within the Island's premier office area, with neighbouring occupiers that include HSBC, JP Morgan, Ogier, Elian, Aztec, JTC, Carey Olsen, PWC & KPMG. The building is located in Seaton Place and is therefore only a short walk from the Waterfront, King Street, Liberty Wharf and the Jersey International Finance Centre. It is also located a short walk from Patriotic Street car park (to the west) and Sand Street car park (to the east).



Description

These newly developed offices provide top quality modern office accommodation over first, second, third and fourth floors, together with secure ground floor car parking. The entrance to the office second floor suite is approached via a communal feature turret and circular core, with elegant wide staircase and lift to all floors. The offices have been fitted out to an exceptional standard by the existing occupier and include the following: Boardroom Meeting Rooms Offices Kitchen/break out Male and Female WC facilities Shower and changing facilities. The premises are available in a "turn-key" condition.

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 5,737 sq.ft (532.83 sq.m). 4 car parking spaces are also available.

Availability

The offices are available from 1st January 2025.

Lease Terms

Sub-Letting of the existing lease – details can be provided on request. Alternatively, the landlord will consider a longer lease, subject to negotiation.

Rental

Offices: £160,636 per annum (£28 psf) Car Parking: £3,750 per space per annum.

Legal costs

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

Viewing

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



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