

First Tower Business Park, La Route es Nouaux, St Helier

£10,636 pa

BROADLANDS
COMMERCIAL

Regulated by
RICS

First Tower Business Park, La Route es Nouaux

St Helier

- 2 parking spaces
- Mainly open plan with separate meeting room
- Sole Agent
- For further information, please contact Evie Wills evie@broadlandsjersey.com

Location

The property is situated on the west side of La Route es Nouaux, close to its junction with St Aubin's Inner Road. Next door to a public car park, the property is conveniently located on the western outskirts of town with access to ample additional car parking if required.

Description

The premises comprise part of the ground floor of a self contained office building that forms part of a commercial complex of office, warehouse and light industrial premises known as First Tower Business Park. The offices share a kitchenette, WC facilities and lobby.

There are two designated parking spaces included with the demise and additional on site parking for visitors. Furthermore, if more parking is required, the complex is conveniently located next door to a two storey public car park.



Accommodation
The premises have been measured in accordance with the RICS Code of Measuring Practice and provide a total net internal floor area of approximately 396 sq.ft (36.79 sq.m)

Availability
The premises are available immediately, subject to completion of the legalities.

Lease Terms
The premises are available on flexible lease terms, subject to negotiation. A new internal repairing, insuring and rates-paying lease will be granted, with the tenant contributing towards a service charge to cover the costs of property management, external repairs and decoration, cleaning, maintenance and other communal services.

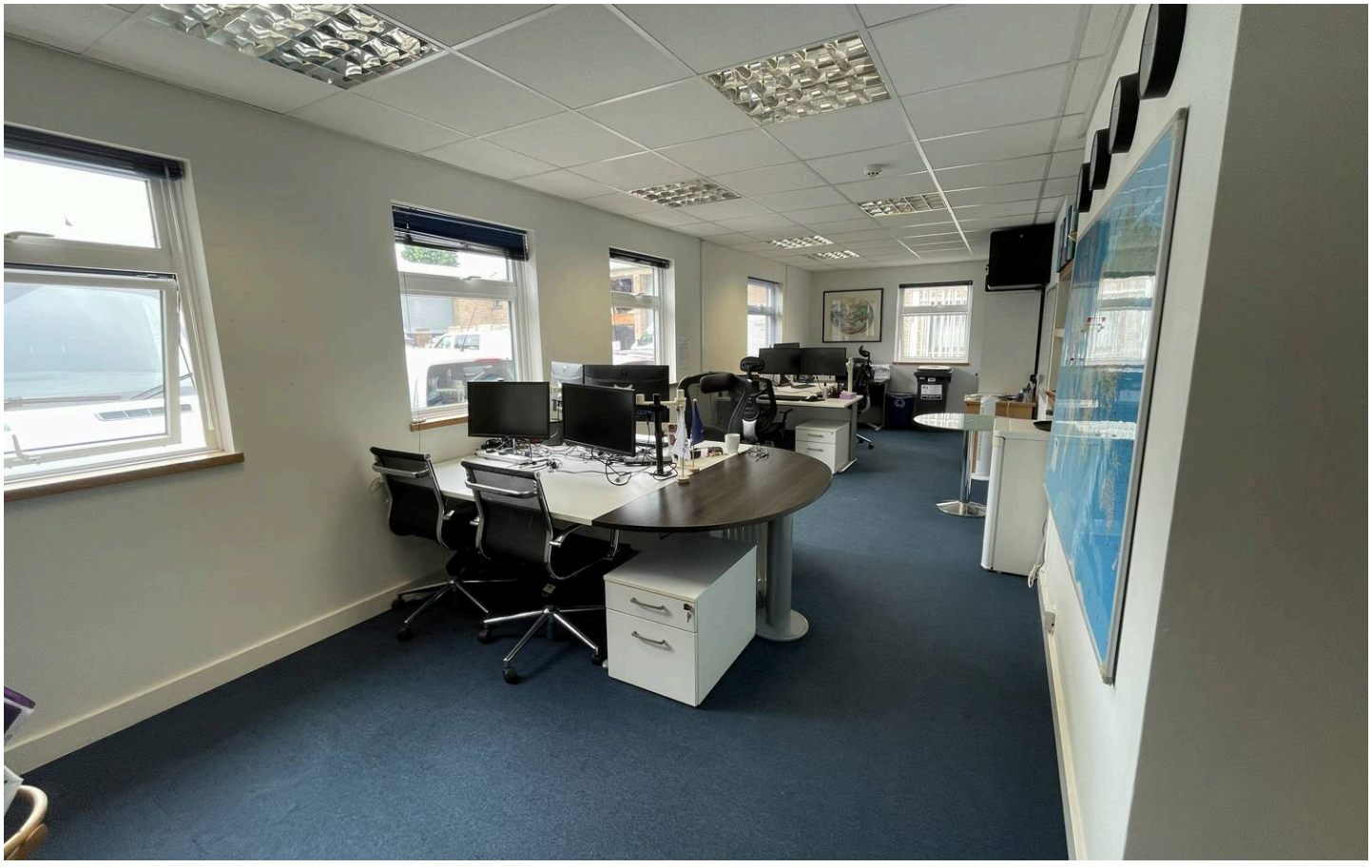
In accordance with normal market practice, the Landlord will require proof of a satisfactory covenant or guarantor.

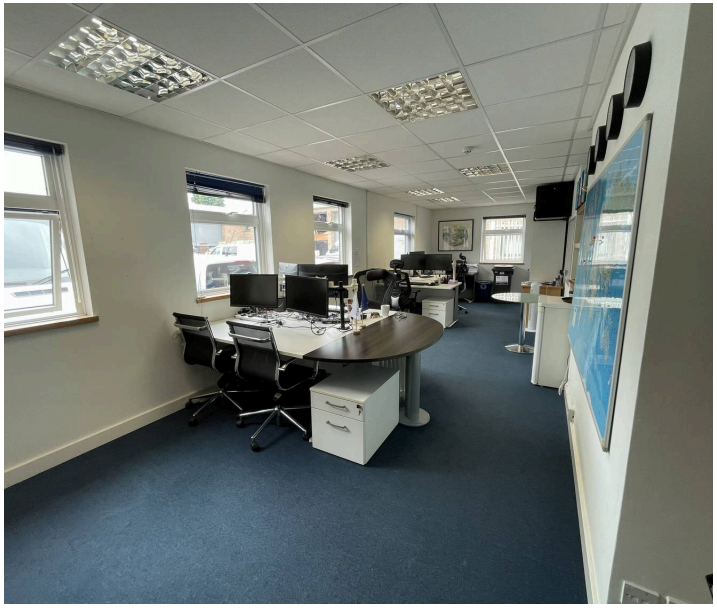
Rental
Asking rent - £10,636 pa

The rental quoted is exclusive of all other outgoings and exclusive of GST if applicable.

Legal Costs
Each party to bear their own legal costs and any other cost incurred in the letting of the premises.

Viewings
Strictly by appointment with the sole agent, Broadlands Commercial. Evie Wills Surveyor T. +44 (0)1534 874141 M. +44 (0)7780 512345 evie@broadlandsjersey.com www.broadlandsjersey.com







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