

2nd Floor - Unity House, Halkett Place, St Helier

£60,720 pa

BROADLANDS COMMERCIAL

Regulated by RICS

Unity House, Halkett Place

St Helier

- Second Floor Office - 3,036 sq ft
- Open plan space and meeting rooms
- Fitted out to a good specification
- Central location
- Lift access
- Comfort cooling / heating

Location

Situated in a prime central St Helier location, the property occupies a prominent corner position at the junction of Halkett Place and Beresford Street. The property benefits from excellent connectivity to the town centre, with the High Street, Waterfront, Jersey Market, and a wide range of shops, cafés, restaurants, and other amenities all within easy walking distance.

Description

The premises provides a balanced mix of open plan workspace and private meeting rooms. The offices benefit from good natural light and an attractive client reception area, with access via both lift and staircore.

Internally, the accommodation includes the following amenities:

- Attractive reception area
- Lift and staircore access
- Open plan offices with a range of meeting rooms
- Self-contained kitchenette
- Male and Female WC facilities with shower
- Suspended ceilings
- Air conditioning throughout
- Carpeted floors



Accommodation
The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor area:

Second Floor 3,036 sq ft (282.05 sqm)

Rental
A new lease is available on standard commercial terms. The asking rent is £20 per sq.ft. and the occupier will pay all usual rates and contribute towards the service charge.

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

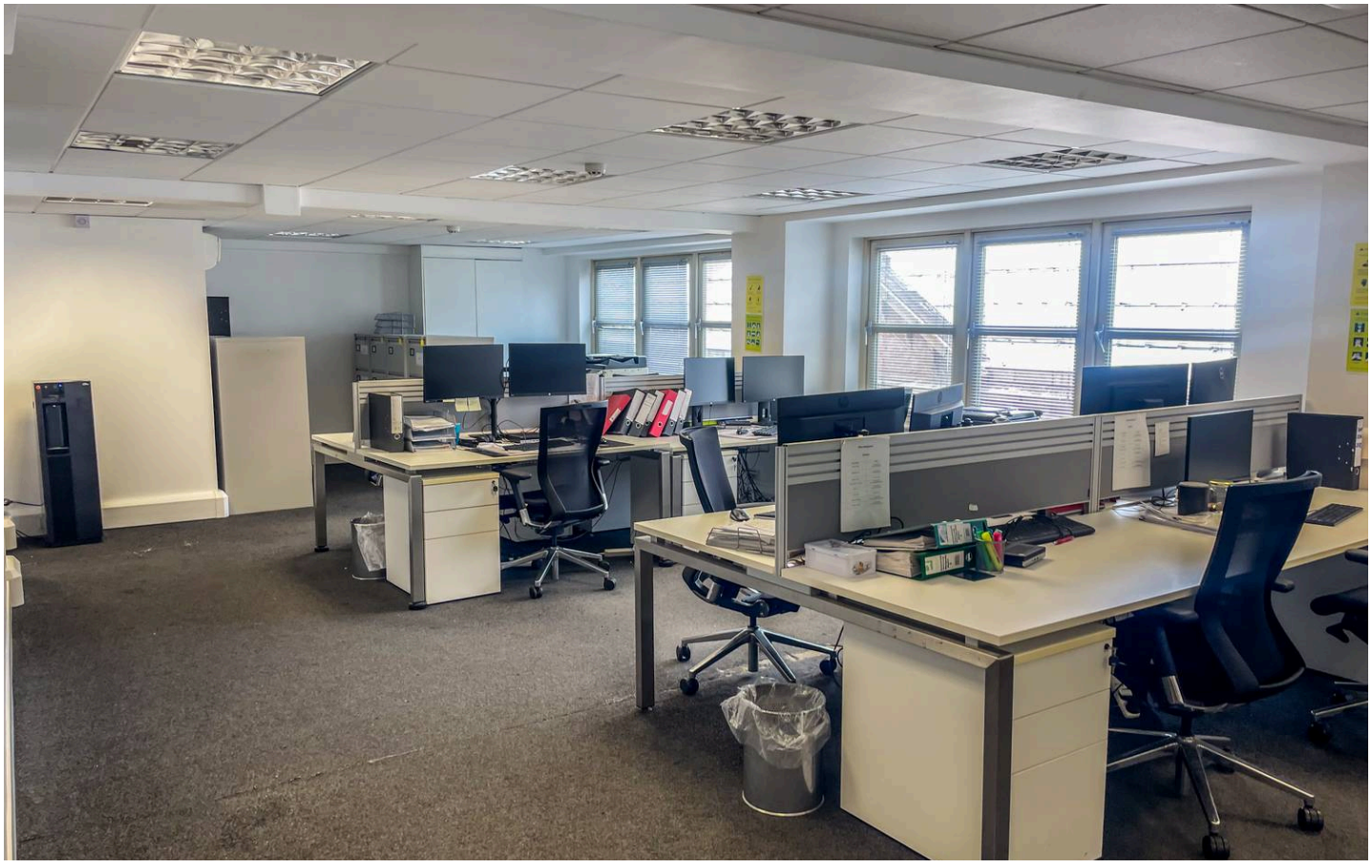
Viewings
Strictly by appointment with the agents:

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