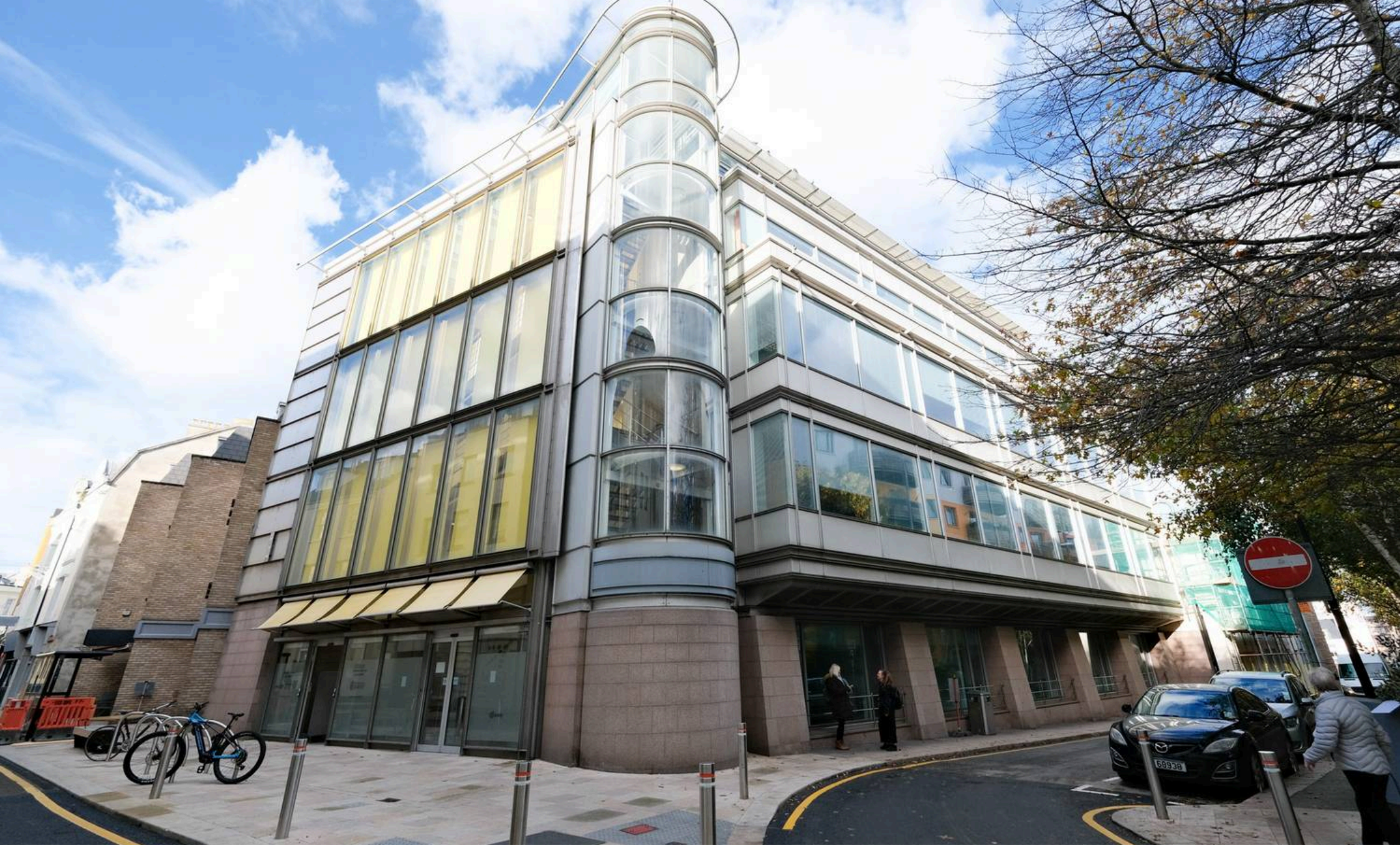


Liberte House, 19-23 La Motte Street, St. Helier

£38,087 pcm

BROADLANDS COMMERCIAL

Regulated by RICS

Liberte House - 19-23 La Motte Street

St. Helier, Jersey

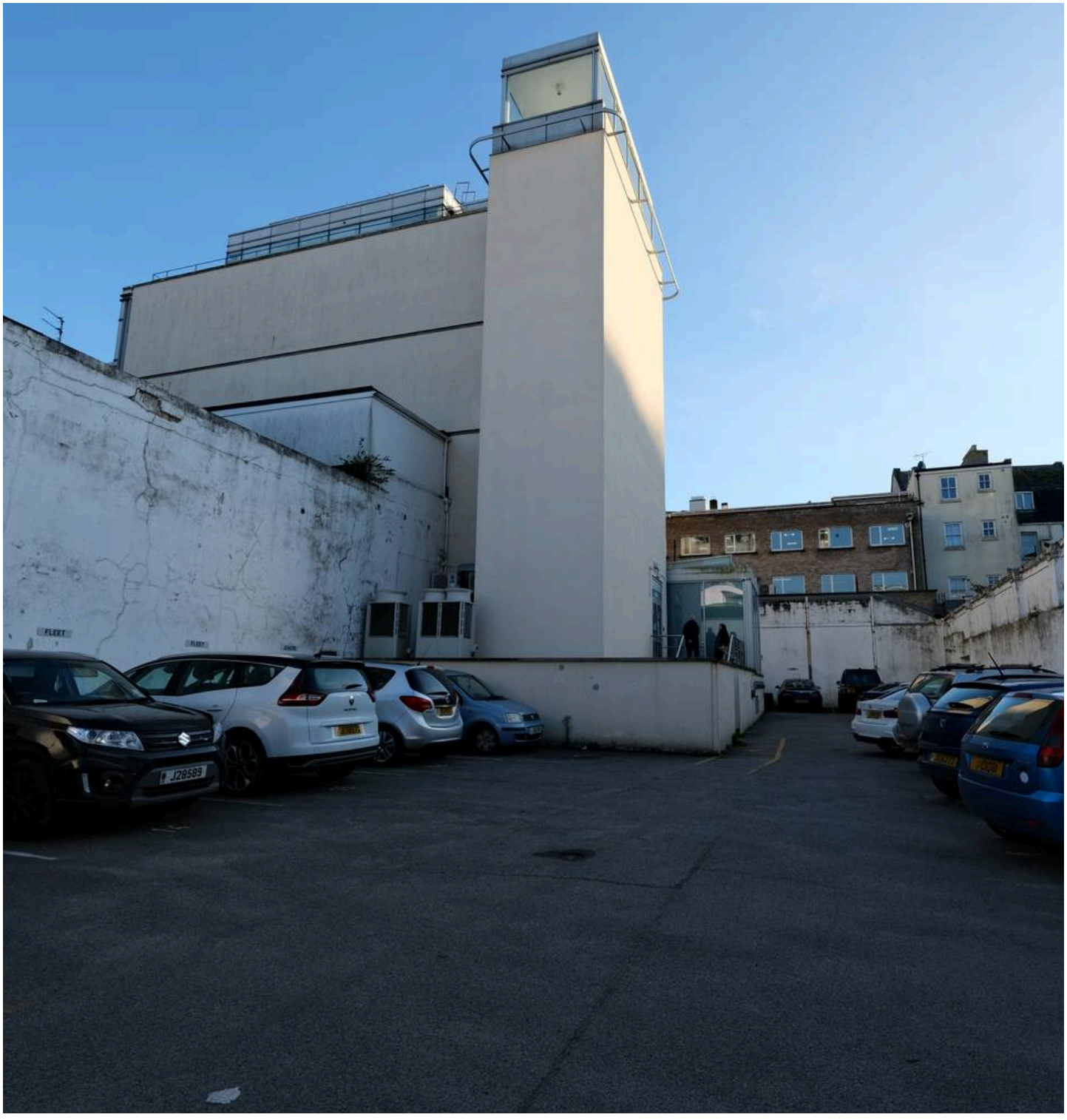
- Offices with a net internal area of 18,282 sq ft over ground floor and four upper floors
- 17 on-site car parking spaces
- Additional basement storage area
- 2 brand new lifts

For further information, please contact Nick Trower MRICS
nick@broadlandsjersey.com

Location

Liberté House occupies a prominent corner position fronting on to Le Motte Street and Hilary Street. It is located within St Helier's financial and Central Business District, a short distance east of St Helier's town centre and only a few minutes' walk away from St Helier's main shopping area of King Street and Queen Street.

Surrounding occupiers include the Jersey Telecom, Digital Jersey, Mourant & Standard Bank.



Description

The property comprises a modern-style office building over 5 floors totalling 18,212 sq.ft (1,698.45 sqm). The offices offer a mix of open plan and cellularised layouts with excellent natural light and attractive floor plates for occupiers.

All of the upper floors are linked via two lifts and two stairwells, with a private terrace on the fourth floor. The property will be refurbished to include raised floors, suspended ceilings with recessed lighting, air conditioning, LED lights, showers and WCs on each floor.

Accommodation

The property has been measured by Malcolm Hollis in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following Net Internal Area.

Ground floor 4,159 sqft (386.4 sqm)

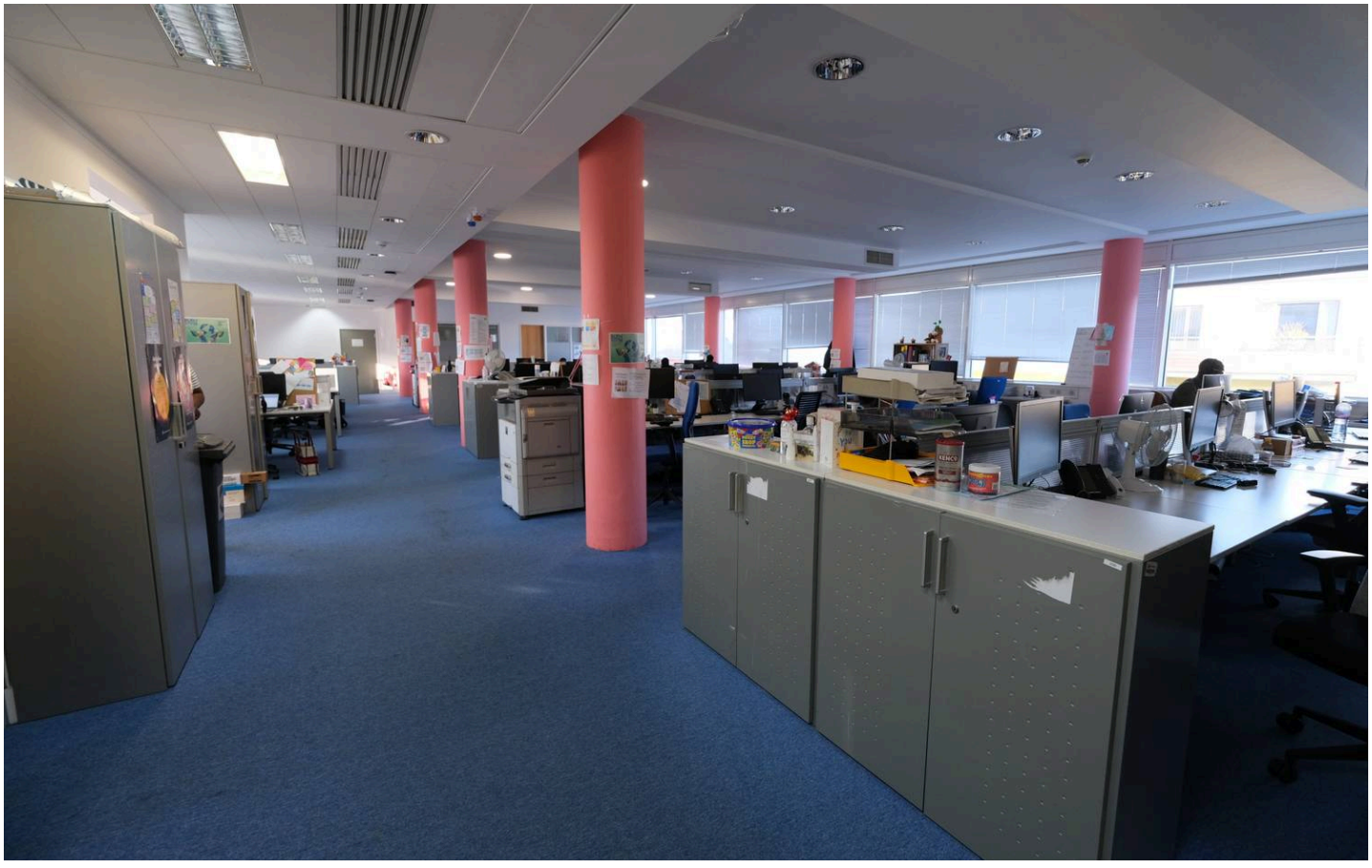
First floor 3,944 sqft (366.4 sqm)

Second floor 3,939 sqft (366.0 sqm)

Third floor 3,652 sqft (339.3 sqm)

Fourth floor 2,588 sqft (240.4 sqm)

Total 18,282 sqft (1,698.5 sqm)







Car Parking
There are 17 on-site car parking spaces.

Alternatively, the building is less than a 5-minute walk from the excellent public parking facilities provided within Snow Hill car park and Green Street multi-storey car parking offering 90 and 551 car parking spaces respectively.

Rental
The premises are available at a rental of £25 per square foot.

Availability
The premises are available immediately by way of a new full repairing, insuring and rate paying lease, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

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

Viewing
Strictly by appointment with the Vendor's joint sole agents –

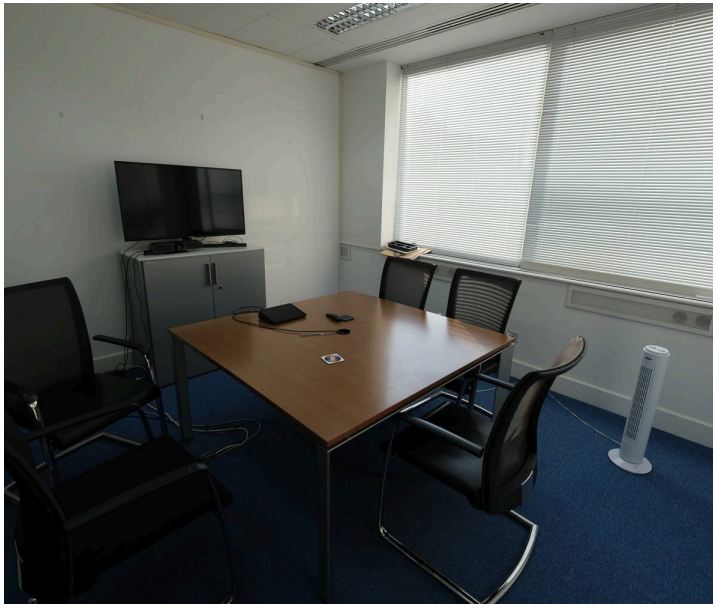
Nick Trower MRICS Director – Commercial

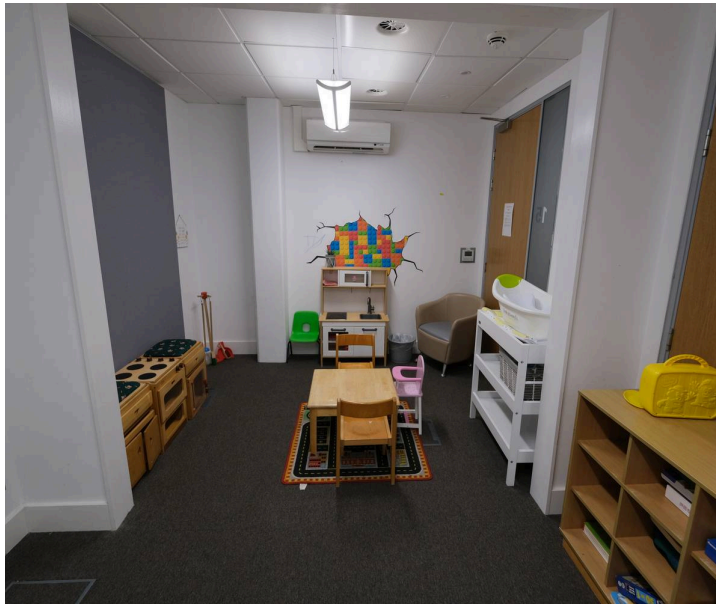
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Hilgrove Street
Hilgrove Street
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Hilgrove Street
Hilary Street
Hilary Street
Bath Street
Bath Street
Bath Street
Queen Street
La Motte Street
La Motte Street
La Motte Street
La Motte Street
La Motte Street
Hill Street
St Helier

Disclaimer

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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

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