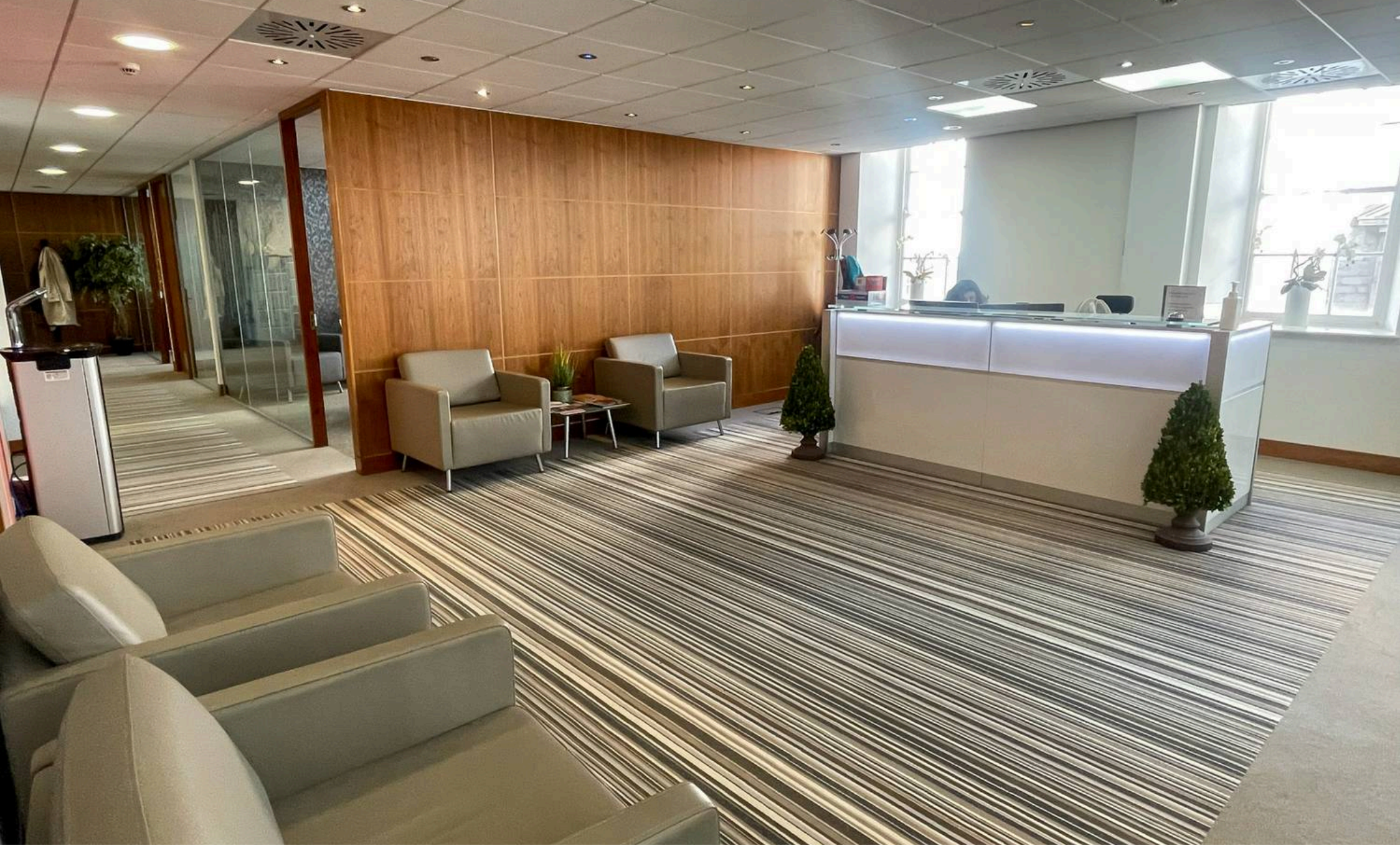


Unity Chambers, Halkett Street, St Helier

£5,643 pcm

BROADLANDS COMMERCIAL

Regulated by RICS

Unity Chambers, Halkett Street

St Helier

- Bright office suite in a central location
- First floor offices - 3,386 sq.ft
- Raised access flooring throughout
- Comfort cooling / heating
- Lift access
- Available from April 2026
- Sole Agent

Description

The property was redeveloped to retain its period façade, providing modern office accommodation arranged over three floors.

Internally the space benefits from excellent natural light from and includes the following amenities:

• Attractive entrance hall with lift access

• Male and Female WCs and kitchen facilities.

• Suspended ceilings with integral fluorescent lighting

• Fully raised access flooring

• Part cellular and part open plan space with meeting rooms and boardroom.

• Air cooling and heating.

Any potential occupier can benefit from the former tenant's fit out which comprises boardroom, meeting rooms, offices and kitchen/breakout space.



Location
Situated in the heart of St Helier on the corner of Beresford Street and Halkett Street adjacent to the town markets and within a short walk of Queen Street, King Street and the Royal Square.

Accommodation
The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of 3,386 sq.ft (314.56 sq.m).

Lease Terms
The office suite is available by way of a new 9–year based IRI lease at a quoting rental of £67,720 per annum, subject to 3-yearly JRPI rent reviews.

(£20 psf).

Service charge to cover communal costs such as property management, cleaning, external repair and decoration.

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

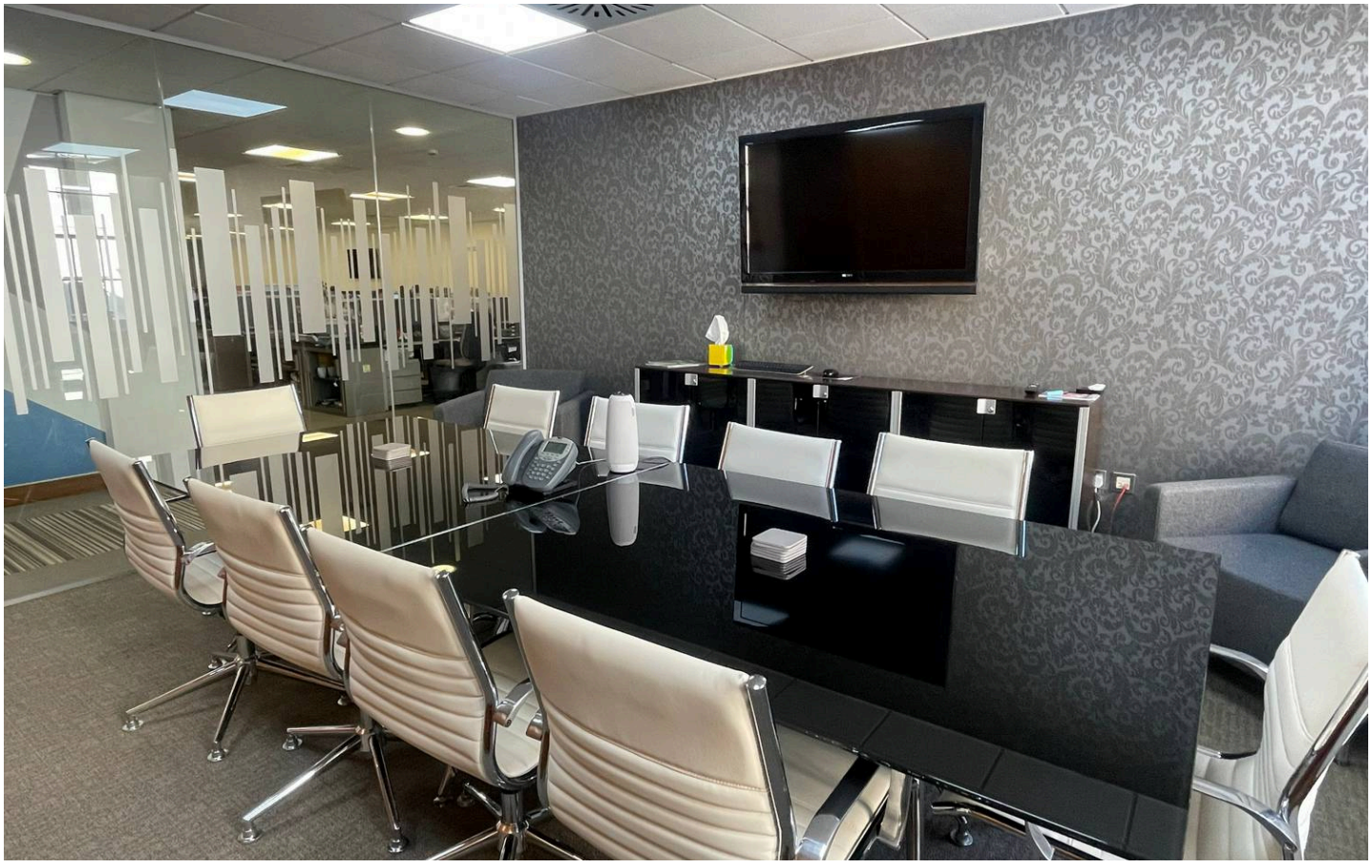
Viewings
Strictly by appointment with the sole agent.

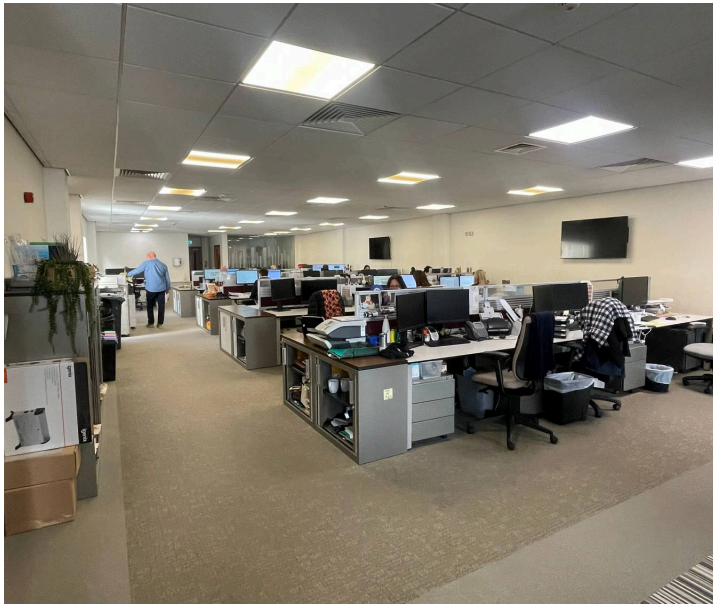
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2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact.

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.

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