



Don Street, St Helier

Location: Don Street, St Helier, Jersey
Gross sq ft: 11,394 sq ft
Asset Class: Grade A office space
Completion date: Available immediately

Don Street

by Dandara

Location

The property is located in the heart of St Helier's financial business district, within close proximity to the primary pedestrianised retailing streets of King Street and Queen Street, the town centre multi-storey car parks and the traditional business and finance centre of St Helier. More specifically, the property occupies a prominent corner position fronting Don Street, Waterloo Street and Waterloo Lane with the primary entrance from Don Street itself.

Description

The property is a self-contained purpose built office building benefiting from excellent natural light provision, having natural light on 3 sides.

Being a modern purpose built office building the property benefits from the following landlord specification: -

- Suspended ceilings
- Integral fluorescent lighting
- Comfort cooling/ comfort heating
- Double glazing
- Carpeted throughout
- Fully accessible raised floors
- Lift access to all floor
- Kitchenette facilities
- Male & female WC facilities

In addition to the above, the current tenant has undertaken extensive improvements to the building.

At ground floor level the property is fully fitted out with an impressive reception area and general meeting rooms with kitchen facilities. On the upper floors there are numerous partitions creating cellurised private offices.

Floor plans of the existing layout for reference purposes are available upon request. Note the premises can be brought back to an open plan layout if required.

Accommodation

The offices extend to the following approximate Net Internal Areas:

- Ground Floor Offices 2,759 sq.ft.
- Ancillary 17 sq.ft.
- First Floor Offices 2,960 sq.ft.
- Ancillary 19 sq.ft.
- Second Floor Offices 2,960 sq.ft.
- Ancillary 19 sq.ft.
- Third Floor Offices 2,435 sq.ft.
- Eaves 207 sq.ft.
- Ancillary 18 sq.ft.
- Total 11,394 sq.ft.

Tenure

The premises are currently held on a fully repairing and insuring lease to terminate on 24 December 2025 and are subject to three yearly Open Market rent reviews, with the next review being due on 12 July 2019 and three yearly thereafter.

The premises are available either by way of assignment of the existing lease or alternatively by way of a sub-lease(s) either as a whole or on a floor by floor basis.

Rental

The passing rental under the head lease is £283,500 per annum, which equates to £25.20 per sq.ft. for the offices.

On a sub-let basis the rent is to be £26 per sq.ft. plus service charge.

Occupation

The premises are available immediately.

Incentives

Market incentives will be available for either the assignment of the overriding contract lease or indeed sub-tenancy positions, on a floor by floor or multiple floor basis.

Legal Costs

Each party to bear their own costs in relation to this transaction.

Covenant Strength

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

For viewing and further information, please contact: Michael Murray Tel 01534-506247 mmurray@dandara.com