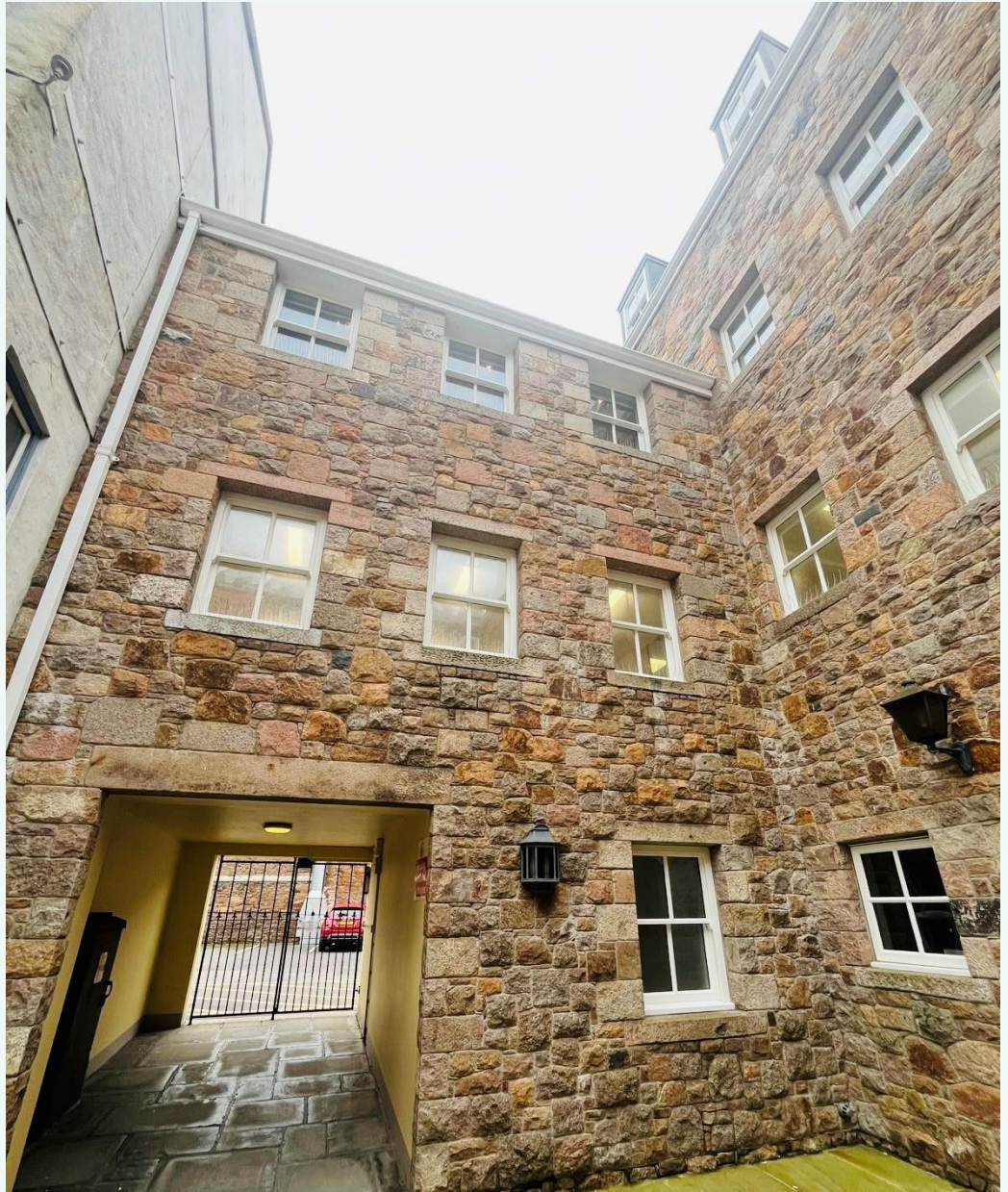


5 ST ANDREW'S PLACE

CHARING CROSS | ST HELIER



TO LET

REFURBUISHED OFFICES
2,023 SQ.FT. / 187.94 SQM

LOCATION

5 St Andrew's Place is situated at the junction of Castle Street and Charing Cross, within the St Andrew's Place prime office development. Sand Street and King Street are a moment's walk away. Notable nearby occupiers include Airtel Vodaphone, Premier Inn, the JFSC and Kingsman serviced office suites. We attach a location plan for reference purposes.

DESCRIPTION

5 St Andrew's Place is an attractive, historic office building, renovated to a high standard, arranged over ground and two upper floors. The available offices are arranged over the whole of the 1st floor providing a partitioned meeting room, and lower / upper work areas laid out as open plan.

Internal specification comprises raised access floors, suspended ceilings, LED-lighting, emulsioned walls, textile flooring, kitchen, male / female W.C.s and a shower. Good natural light provision to all floors.

- ❖ Attractive historic office building.
- ❖ Some existing office fitout.
- ❖ Newly refurbished.
- ❖ Kitchen & male / female W.C. and shower facilities.



ACCOMMODATION

The available offices within 5 St Andrew's Place are arranged over the whole of the 1st floor. The approximate Net Internal Area of the available office space, measured to RICS measurement standard is as follows:

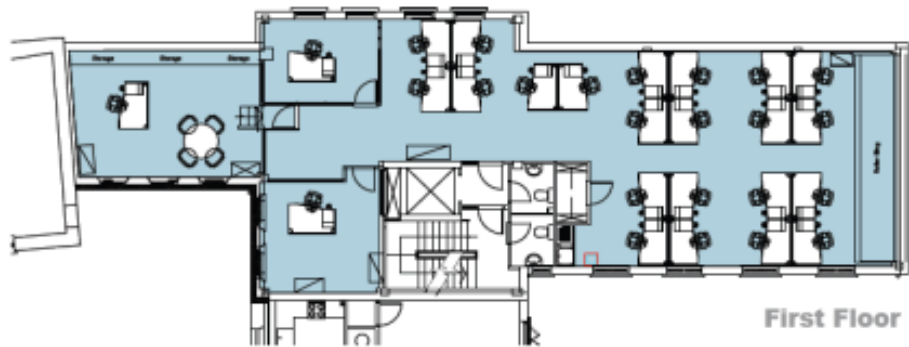
- 1st Floor - 2,023 Sq.Ft. / 187.94 Sqm

LEASE TERMS

Available by way of a new, 9-year effectively FRI Lease (by way of managed service charge) at a commencing rent of £49,950 per annum, subject to triennial reviews in line with the JRPI. Lease incentives by way of rent free are available subject to negotiation and tenant status.

LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting of this property, whether or not a transaction completes.



VIEWING

By contacting the landlord's joint sole-agent, Quérée Property Consultants Ltd, via either **Jonathan Quérée MRICS** or **Lucy Schooling MRICS**

Quérée Property Consultants Ltd

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