

# PRIME OFFICE SPACE

1<sup>st</sup> FLOOR | 2 HILL STREET



- High Profile Building
- Town Centre Location
- Available 01<sup>st</sup> April 2026
- Area - 5,566 Sq.Ft. / 517.09 Sqm
- **Rent - £166,980 P/A**

## LOCATION

2 Hill Street is located within the heart of St Helier town centre, on the east side of Hill Street, opposite the junction of Hill Street and Church Street. The Royal Court, States Chamber and Royal Square are directly opposite. Historically a location synonymous with the legal profession, Hill Street retains a mix of long-established law firms and financial service providers of repute. A location plan is attached to these agency details.



## PROPERTY DESCRIPTION

2 Hill Street was occupied by HSBC Bank PLC in the mid-1980's, operating as a banking hall and offices. In 2007, the building was sold and subject to comprehensive renovation to BCO Cat A standard, providing high-quality, open-plan offices to all floors. The building has been further updated since and continues to provide office space of very high-quality. 2 Hill Street benefits from an ornate dressed-granite frontage and a large, central glass atrium which coupled with extensive glazing affording excellent natural light throughout the building.



## FIRST FLOOR OFFICES

The available 1<sup>st</sup> floor offices provide office space of excellent quality incorporating VRV air-conditioning, suspended ceilings, LED-lighting, raised access flooring, a large staff kitchen, adjoining external terrace and male, female and disabled W.C. provision. The offices also benefit from a demised shower within a communal changing / locker room. As existing, the 1<sup>st</sup> floor offices enjoy a volume of quality fitout providing board room, partitioned meeting rooms and attractive open-plan work areas. Subject to negotiation, the space is offered either with or without this existing fitout.



## ACCOMMODATION

The total Net Internal Area of the 1<sup>st</sup> floor offices within 2 Hill Street is 5,566 Sq.Ft. / 517.09 Sqm.



## AVAILABILITY

The 1<sup>st</sup> floor offices within 2 Hill Street are available for occupation from 01<sup>st</sup> April 2026 at a rental of £166,980 per annum based on a 9-year FRI lease via area-linked service charge.

## LEGAL COSTS

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



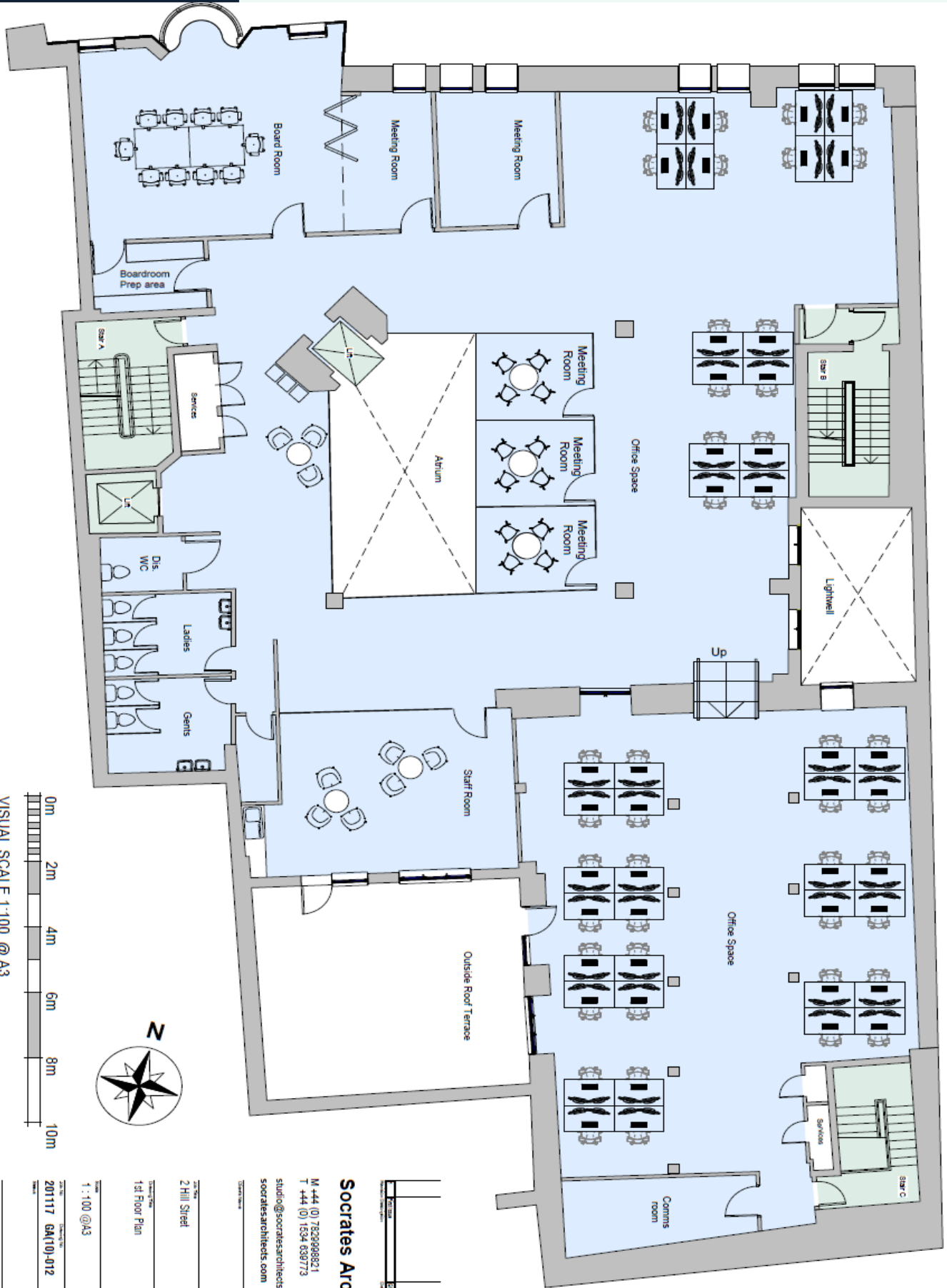
## VIEWING

Strictly by appointment with the vendor's sole agent, Quérée Property Consultants Ltd by contacting either **Jonathan Quérée MRICS** or **Lucy Schooling MRICS**:



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0m 2m 4m 6m 8m 10m  
VISUAL SCALE 1:100 @ A3



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DATE: 201117  
PROJECT: 2 Hill Street  
DRAWING: 1st Floor Plan  
SCALE: 1:100 @ A3  
DRAWING NO: 201117 GA(1)0-012  
PAGE: p1

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