

TO LET

UNITY CHAMBERS

HALKETT STREET, ST HELIER
JERSEY



FULLY FITTED MODERN 2ND FLOOR OFFICES TO LET

- OFFICES - 3,008 SQ. FT.
- KITCHENETTE - 218. SQ. FT.
- RENT - £52,000 PER ANNUM
- AVAILABILITY - JANUARY 2020

- GROUND FLOOR SHOP OF 239 SQ.FT. AVAILABLE AT ADDITIONAL COST

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LOCATION

The property is situated at the northern end of Halkett Street, between its junctions with Beresford Street and Market Street. It is therefore located in the heart of St Helier, close to the prime retail streets of King Street and Queen Street, as well as the Central Fresh Food and Fish Markets.

The property occupies a corner position fronting Halkett Street, and Beresford Street the primary entrance is from Halkett Street. We attach a location plan and site plan for reference purposes.



DESCRIPTION

The second floor offices benefit from the following specification:-

- | | |
|--|---|
| <ul style="list-style-type: none">• Suspended ceilings• Integral fluorescent lighting• Comfort cooling/heating• Double glazing• Carpeted throughout• Fully accessible raised floors | <ul style="list-style-type: none">• Lift access• Directors office• Boardroom• Kitchen facilities• Male & female WC facilities• Shower facilities |
|--|---|

The offices are available to lease on their own, or alternatively an opportunity exists to lease these together with a ground floor retail shop which has worked well for the previous occupier as a reception / first point of contact for customers. The additional cost of leasing the shop is £12,000 per annum.

Occupiers in the building include Barrick Gold Corporation and Advisa Financial Services Limited.



ACCOMMODATION

The space has been measured and the approximate net internal floor areas are as follows:

FLOOR	USE	AREA
Second Floor	Main Office	3,008 sq.ft.
	Kitchen	218 sq.ft.

GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.

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ASKING RENTAL

The rent is £52,000 per annum exclusive of GST.



AVAILABILITY & LEASE TERMS

Available from 1 January 2020, by way of a new 9 year lease on internal repairing and insuring terms. Communal maintenance costs will be recovered via a service charge, whilst the Landlord will seek reimbursement of building insurance and rates.



INCENTIVES

Market incentives are available.



LEGAL COSTS/COVENANT STRENGTHS

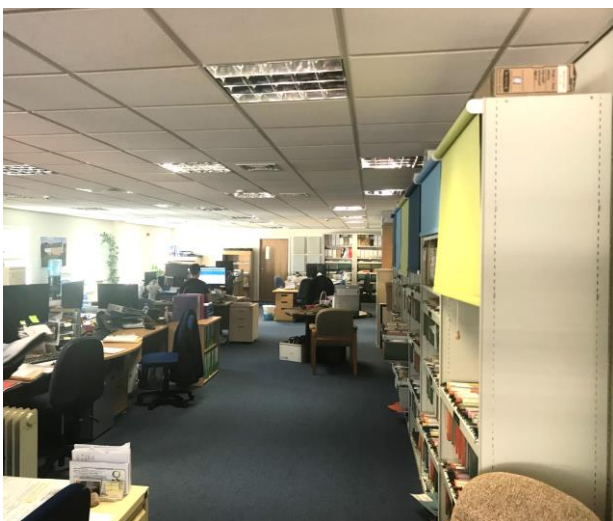
Each party to bear their own costs in relation to this transaction.

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



VIEWING AND FURTHER DETAILS

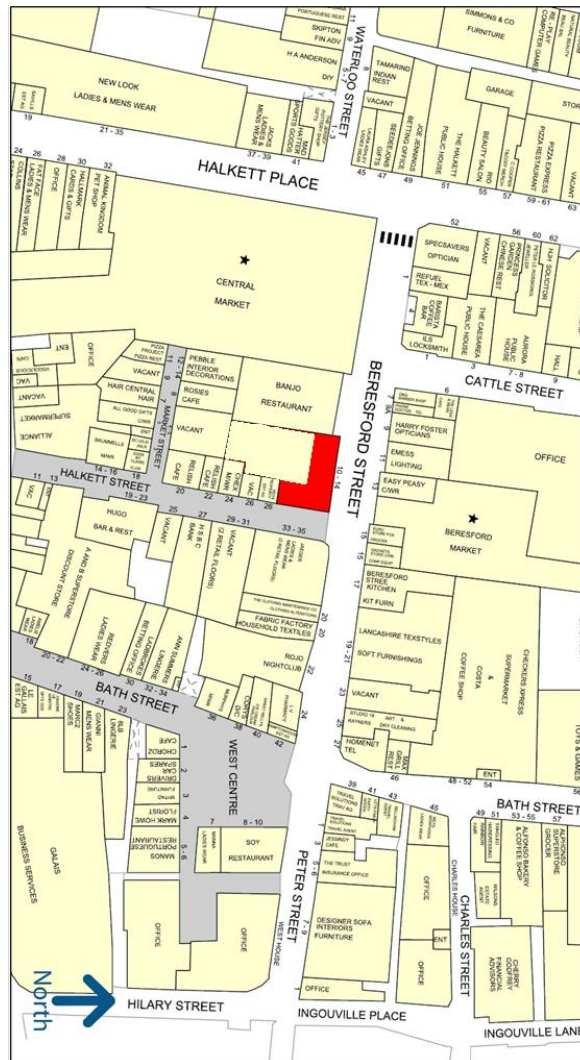
For viewing and further information, please contact CBRE.



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PLAN



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