

SIENA HOUSE

La Quai D 'Auvergne | St Helier



HARBOUR OFFICES

670 SQ.FT / 62.24 SQM

LOCATION

Siena House is located on La Quai D 'Auvergne, within the commercial port of St Helier. The town centre is a short drive away. We attach a location plan for reference purposes.

DESCRIPTION

Benefitting from a highly-attractive, south-facing aspect, with uninterrupted views across St Aubin's Bay, the ground floor offices of Siena House are newly to modern office accommodation standards. The space is partly partitioned providing one director's office (with separate W.C. and kitchen) and two larger, semi-open-plan offices with additional kitchen. Should an incoming party wish, there is the opportunity to share a reception area and additionally, secure a volume of on site storage.

- Part cellularized / part open plan floor layout.
- Sea-views & excellent levels of natural light.
- Suspended ceilings incorporating LED-lighting & air-conditioning.
- Dedicated W.C. and kitchen facilities.
- Parking for up to 6 x cars.
- Potential for shared reception and on-site storage.



ACCOMMODATION

Ground Floor Offices

Director's Office	-	196 sq.ft / 18.25 sqm
Office 2	-	238 sq.ft / 22.14 sqm
Office 3	-	236 sq.ft / 21.93 sqm
Kitchen	-	111 sq.ft / 10.30 sqm

AVAILABILITY

The ground floor offices of Siena House have recently been completely refurbished and are available for immediate occupation.

LEASE TERMS

Flexible, IRI based lease for a term to be agreed. Rental will be based around an all-inclusive rate of £30.00 per sq.ft. to the offices. Parking is offered at £2,500 per space. The tenant's only additional charges will be for electricity and telephone.

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 **Jonathan C Quérée MRICS** at Quérée at Property Consultants Ltd.

Quérée Property Consultants Ltd

The Office, Le Jardin Mure
La Rue de la Piece Mauger,
Trinity, Jersey, JE3 5HW

M: 07797 840 008

(Jonathan C Quérée MRICS)

E: jonathan@queree.je

W: queree.je

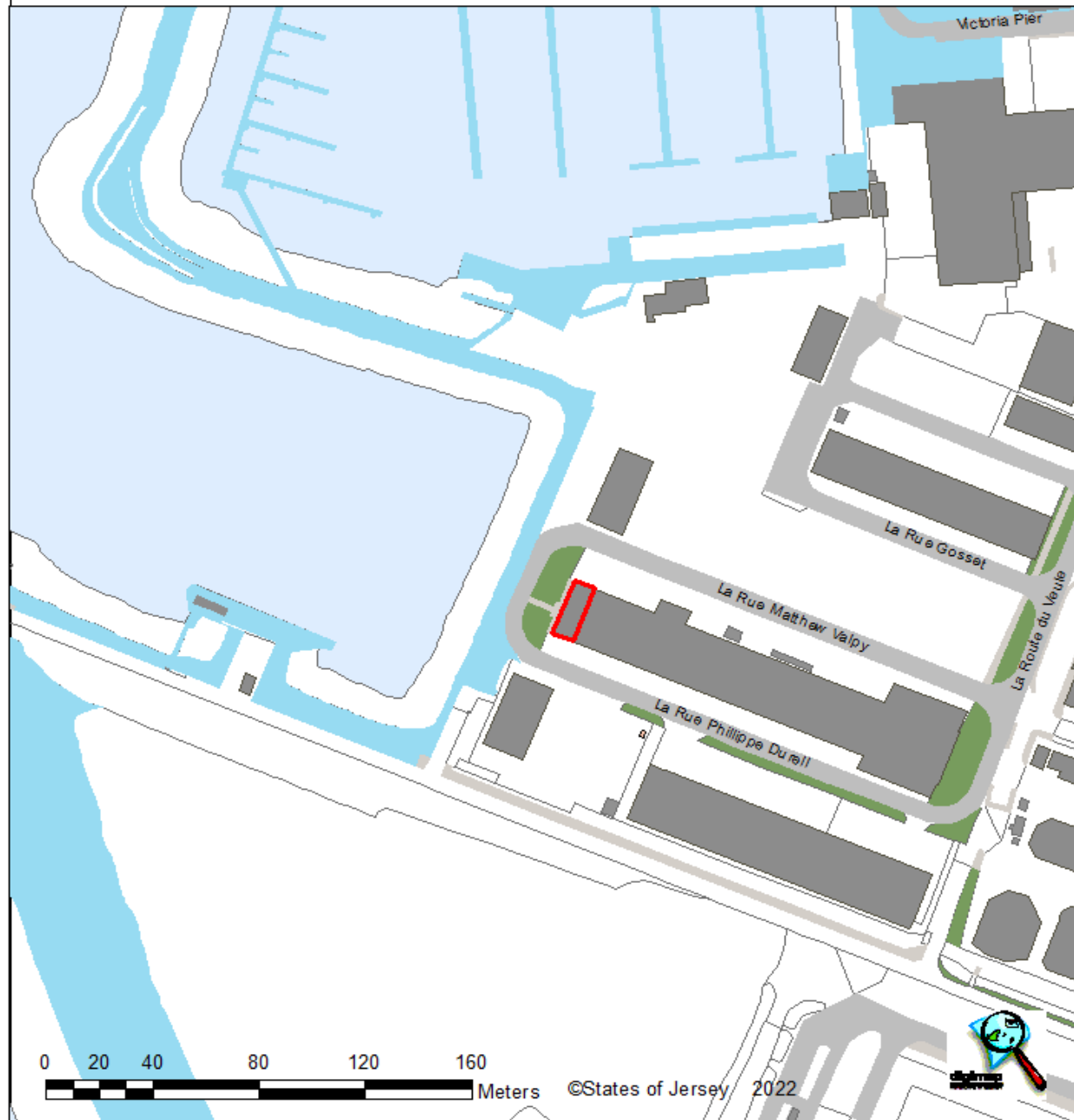


Address Locator

digimap

Gey. tel. 01481 700321 . Jersey tel. 01534 769069 e_Mail info@digimap.gg / .je

digimap



Siena House
La Quai D'Auvergne
St Helier