

9 RUE FUNCHAL

ST HELIER | JERSEY



LOFT-STYLE OFFICES TO LET

- GRD – 2nd Floor - 298 SQ.FT - 1,104 SQ.FT
- Rental – From £9,000 P/A
- Flexible Lease Terms

LOCATION

9 Rue Funchal is located in the heart of St Helier town centre, close to the junction with Minden Place. Bean Around The World coffee shop, The Entertainer toy store, Iceland supermarket, Minden Place car park and RBSI bank are nearby and the prime retail thoroughfares of King Street and Queen Street are a moments walk-away. We attach a location plan for reference purposes.

DESCRIPTION

Currently occupied in its entirety by a professional property consultancy business, 9 Rue Funchal provides unique and attractive office space within an attractive period property in the centre of town. Arranged over ground and two upper floors, as currently configured, the ground floor – which benefits from its own entrance off Rue Funchal and access to a communal courtyard to the rear – is adopted flexibly as a meeting room / private work-space while the two upper floors provide open plan work areas. The offices benefit from good levels of natural light from multiple windows and are presented in good condition, freshly painted and generally refurbished with fixtures and fittings comprising a mix of fluorescent & LED-lighting, fixed heating window blinds and shelving together with W.C. and kitchenette.

- 3 x floors of offices.
- Good levels of natural light.
- External communal courtyard.
- Freshly painted / refurbished.
- W.C. facilities and kitchenette.



ACCOMMODATION

The offices within 9 Rue Funchal provide the following areas:

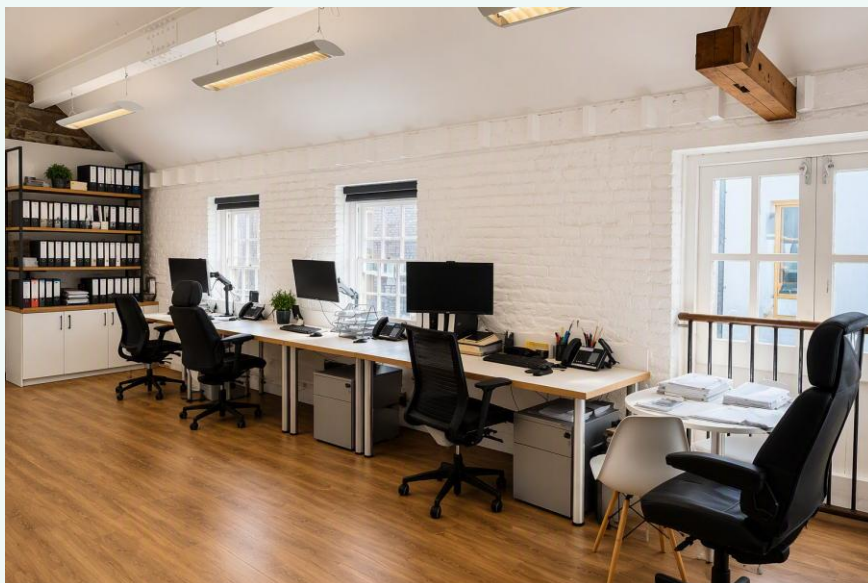
- Ground Floor Offices - 298 Sq.Ft. / 27.65 Sqm
- 1st Floor Offices - 394 Sq.Ft. / 36.61 Sqm
- 2nd Floor Offices - 412 Sq.Ft. / 38.31 Sqm
- **Total Offices** - **1,104 Sq.Ft. / 102.57 Sqm**

AVAILABILITY

The ground, 1st and 2nd floor offices of 9 Rue Funchal are available for occupation / tenant fitout from 01st January 2027.

LEASE TERMS

The ground, 1st and 2nd floor offices are available preferably, by way of single 9-year IRI lease, subject to a nominal service charge and a commencing rental of £30,000 P/A. The lease will be subject to three yearly, upward only rent reviews in line with the Jersey Retail Price Index. Alternatively, the ground, 1st and 2nd floor offices may be available on a floor-by-floor basis subject to respective rents of £9,000 P/A; £12,600 P/A and £14,400 P/A. Rent free incentives and lease break options may be available, subject to negotiation and status of applicant.



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

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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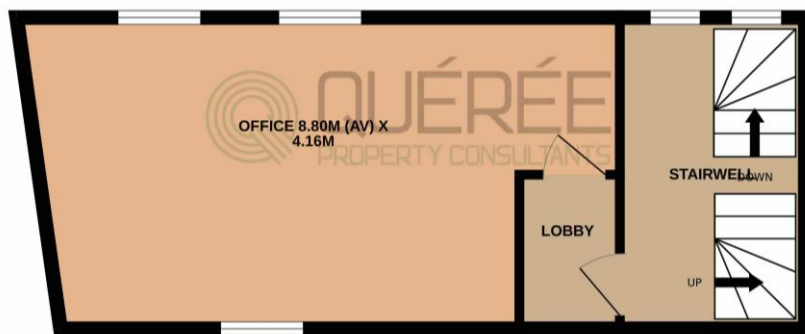
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FLOOR PLANS

GROUND FLOOR



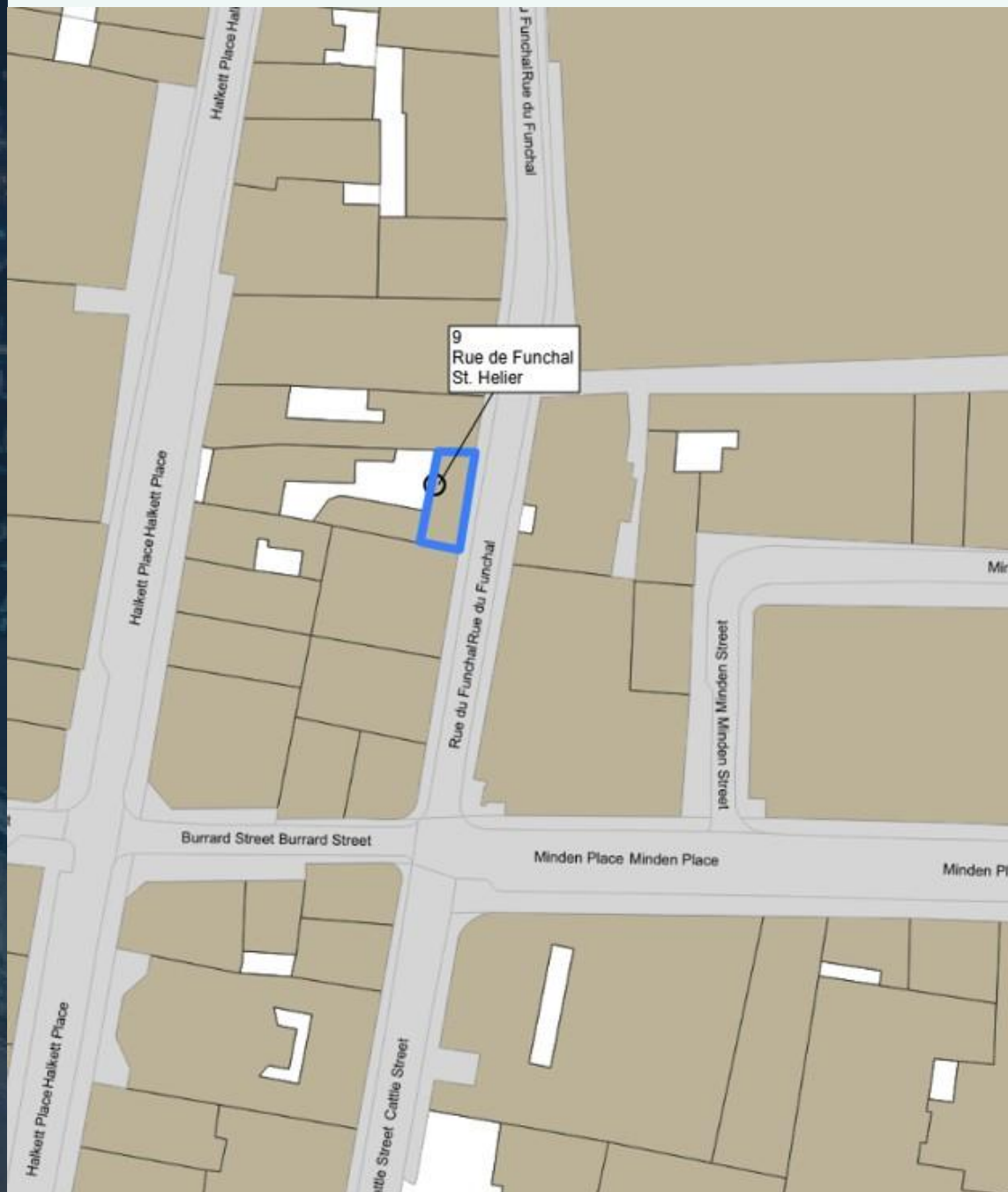
1ST FLOOR



2ND FLOOR



LOCATION PLAN



AERIAL PLAN

