

**3<sup>rd</sup> FLOOR, MAXWELL CHAMBERS, LA COLOMBERIE, ST HELIER**



**TWO OFFICES  
SUITE TO LET**

**483 sq. ft. & 579 sq. ft.**

**Rent £17.00 psf pa**

**Available separately or  
together**



# Offices

[www.buckleyandcompany.co.uk](http://www.buckleyandcompany.co.uk)



## Location

Centrally located offices benefiting from easy access to all amenities in St Helier including various retail outlets, banks, restaurants and public parking. Nearby office occupiers include Zedra, Sigma Group and Mourant.

## Description

Offices are arranged over first, second and third floors and are accessed via a dedicated foyer. Lift access is provided to the ground, first and second floors.

The third floor suites enjoy high levels of natural light and is presented in excellent order, providing suspended ceilings, perimeter trunking, air-conditioning and quality wall and floor coverings.

## Accommodation

Floor	Floor Area Sq Ft	Floor Area M <sup>2</sup>	Price PSF	Price p a exclusive
Third East	579	53.79	£17	£9,843
Third West	483	44.87	£17	£8,211
TOTAL	1,062	98.66	-	£18,054



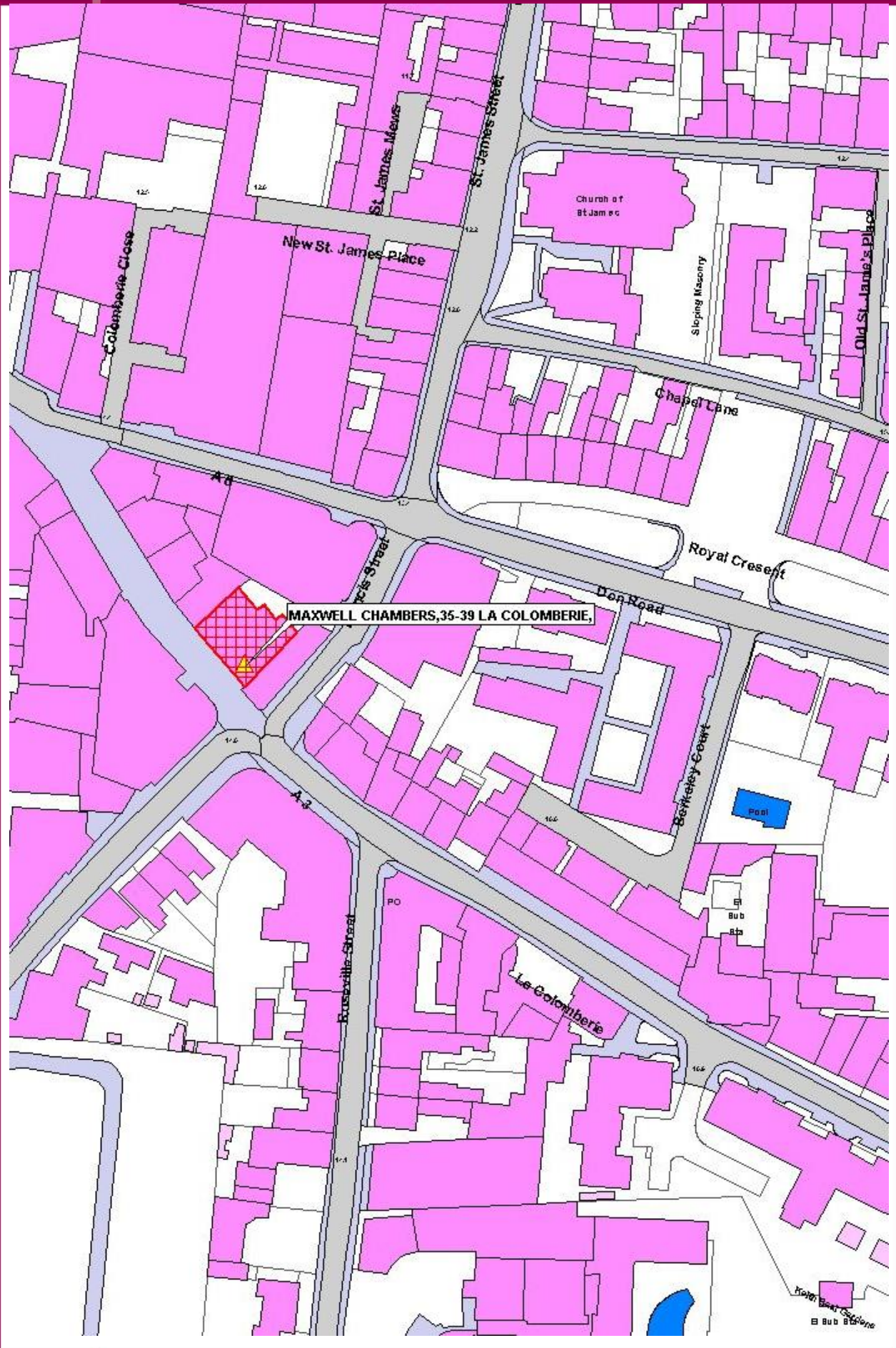
### **Service Charges**

The building will be subject to service charges in the usual way and apportioned on a floor area linked basis.

### **Amenities**

The offices benefit from the following amenities:-

- Passenger lift
- Suspended ceilings with recessed lighting
- Double glazed aluminium framed windows
- Male and female WC facilities
- Dimplex heating in the common areas
- Air conditioning
- Door intercom
- Perimeter voice/data cabling throughout



MAXWELL CHAMBERS, 35-39 LA COLOMBERIE

Colomberie Close

New St. James Place

St. James Mens

St. James Street

Church of St. James

Sloping Masonry

Old St. James's Place

Chapel Lane

Royal Crescent

Don Road

MAXWELL CHAMBERS, 35-39 LA COLOMBERIE

Bevileys Court

Pool

PO

Le Colomberie

Russville Street

North West Gardens  
Bus Stop

### Legal Costs

Each party to be responsible for their own costs involved in the transaction.

### Terms

A lease will be drafted on an effective full repairing and insuring basis for a term of nine years at a rate of £17.00 per square foot exclusive of service charge, rates and utilities.

A shorter lease will be considered subject to terms and/or covenant.

Rental will be subject to rent review every third year in line with the JRPI.

### Viewing

Strictly upon appointment, for further information please contact the joint letting agent:

#### **Buckley and Company Limited**

31-33 New Street  
St Helier  
Jersey, JE2 3RA

Telephone: 01534 880880

Contact **Simon Gale LLB Hons**  
e-mail [simon.gale@buckley.je](mailto:simon.gale@buckley.je)

OR

Contact **Ed Newman BSc FRICS**  
e-mail [ed@buckley.je](mailto:ed@buckley.je)



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