

Commercial Property Office Opportunity



Sarre & Company
CHARTERED SURVEYORS

NEW OFFICE DEVELOPMENT 27/28 ESPLANADE, ST HELIER, JERSEY



**BESPOKE OFFICE BUILDING
PROVIDING
FROM 7,520 SQ.FT.
UP TO 18,036 SQ.FT.
WITH SECURE BASEMENT PARKING**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
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27/28 Esplanade, St Helier, Jersey

LOCATION

The site is located in the heart of Jersey's Financial Business District and prime office area, fronting both the Esplanade and Rue des Mielles.

The Esplanade has provided Jersey's prime offices for a number of years and is the gateway to St Helier as a whole. Headquarters style buildings for corporate occupiers on the Esplanade include Messrs Applebys, Lloyds TSB, CPA, Ernst Young, First Names Group, KPMG, PWC, Messrs Ogier, Jersey Financial Services Commission, Capita and the new RBC, UBS and Deloitte headquarters buildings, to name but a few.

The site is only a couple of minutes' walk from the principal retailing precinct of King Street/Queen Street and all domestic clearing banks. This location also benefits from being within close proximity to Patriotic Street and Pier Road multi storey car parks and is within 200 yards of the impressive Waterfront leisure development, along with Jersey's premier marinas and harbours.

We attach a general location and site plan for reference purposes.

DESCRIPTION

The development is of a 7 storey office development, with the design focusing on flexibility and efficiency, whilst maintaining an excellent working environment.

The building has been constructed to a BCo CAT A Specification throughout, with a BREEAM rating of "Very Good". The landlord base-build includes:-

- Suspended ceilings
- Integral low energy recess lighting
- Air-conditioning
- Fully accessible raised floors
- Impressive entrance and circulation areas
- Multiple lifts to all floors
- High quality exterior facades
- Secure basement parking

We attach visuals of the Esplanade façade along with the proposed internal reception areas.

27/28 Esplanade, St Helier, Jersey

ACCOMMODATION

The available accommodation comprises ground and first floors which are available as whole or on a floor by floor basis. The approximate areas are as follows:-

Ground Floor	Offices	7,520 sq.ft
First Floor	Offices	10,516 sq.ft.
Total		18,036 sq.ft.

In addition there are 7 secure basement parking spaces.

DECENNIAL INSURANCE AND WARRANTIES

A comprehensive decennial insurance policy is in place and the usual developer and sub-contractor collateral warranties will be provided.

BREEAM RATING

In line with planning guidance, the building has achieved a BREEAM rating of Very Good.

INITIAL "TEST TO FIT"

The developer is happy to assess the capabilities of the building for a specific tenant, by way of undertaking various "test to fit" exercises.

We attach a draft tests to fit for reference purposes.

TIMING

The building is completed and ready to be fitted out.

27/28 Esplanade, St Helier, Jersey

TENURE

The accommodation is available to let standard institutional terms, as a whole or on a floor by floor basis.

RENTAL

Offices £36 per sq.ft.

Parking £3,250 per annum per space.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

For further information, please contact the vendor's sole letting agent:-

Alistair M Sarre BSc MRICS

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St Helier, Jersey, JE2 3QR

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julian@sarreandcompany.co.uk

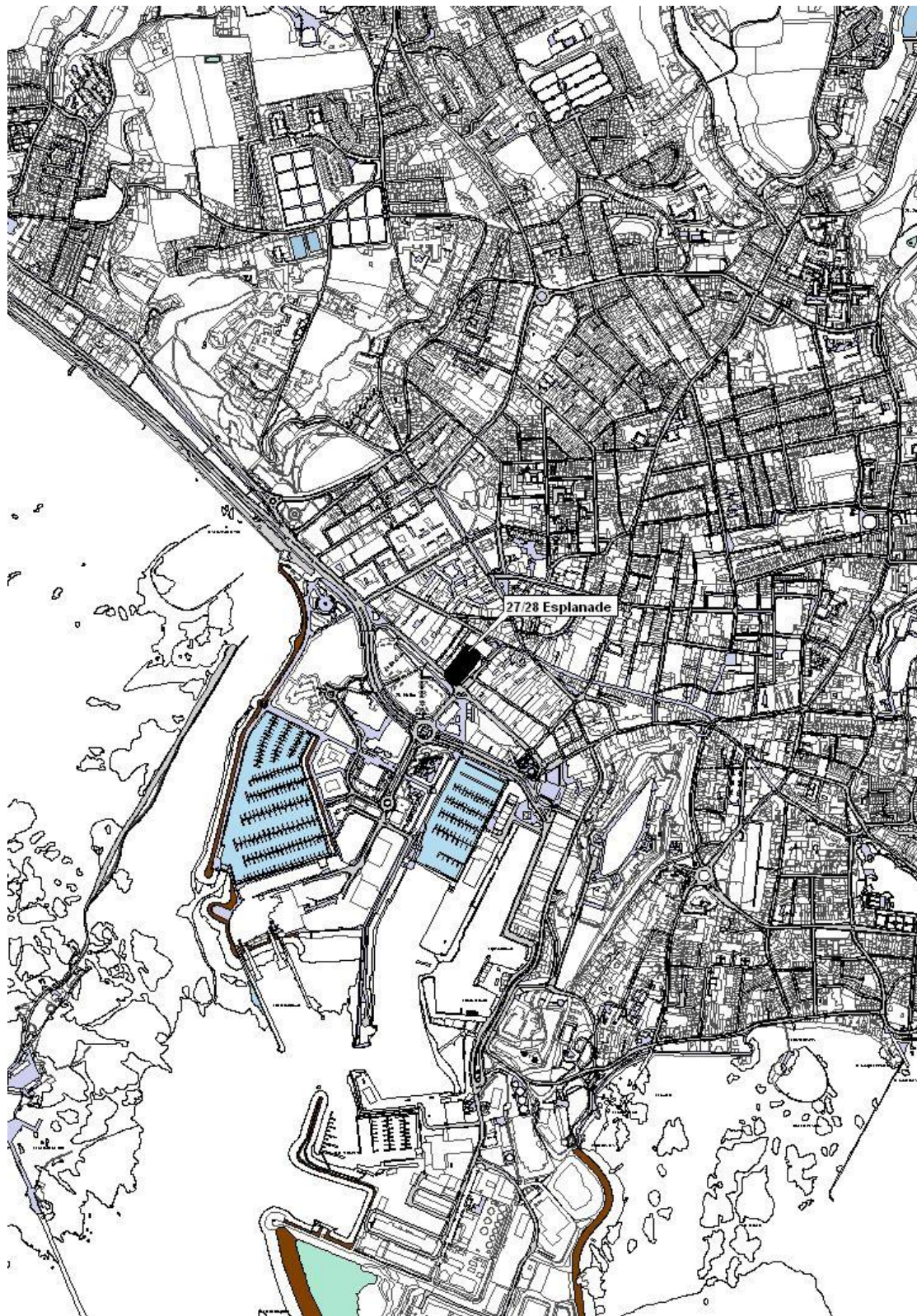
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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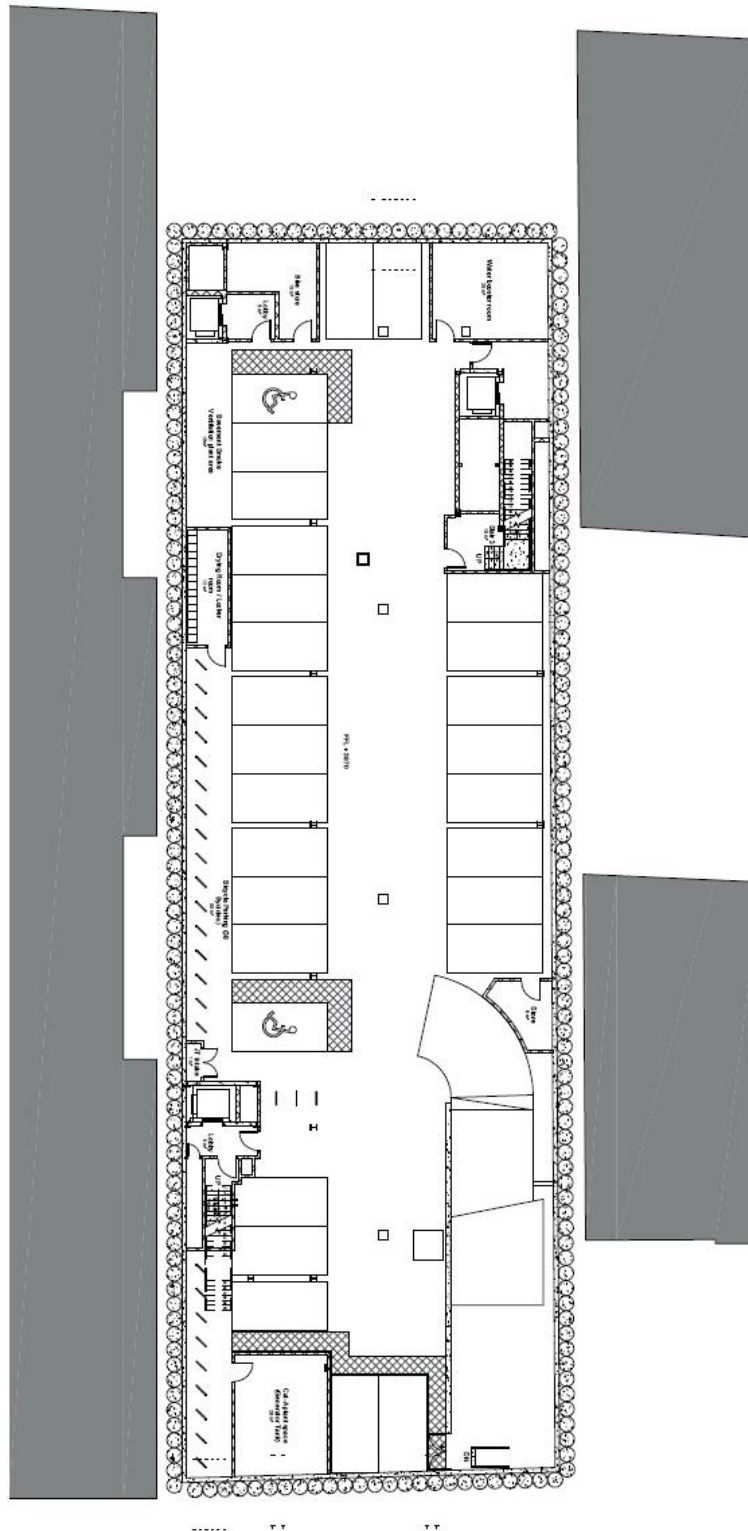
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27/28 Esplanade, Reception concept design

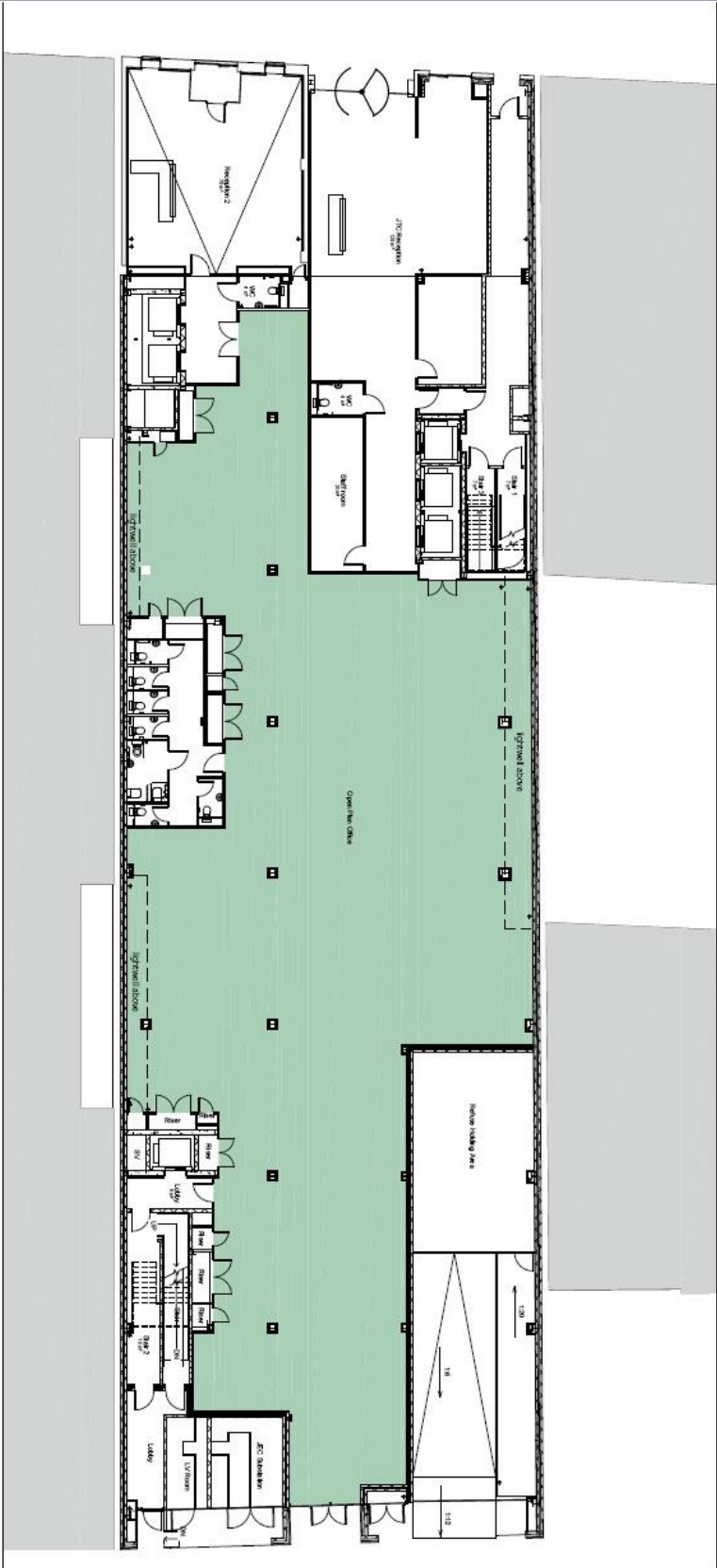


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27/28 Esplanade, Basement Floor Plan

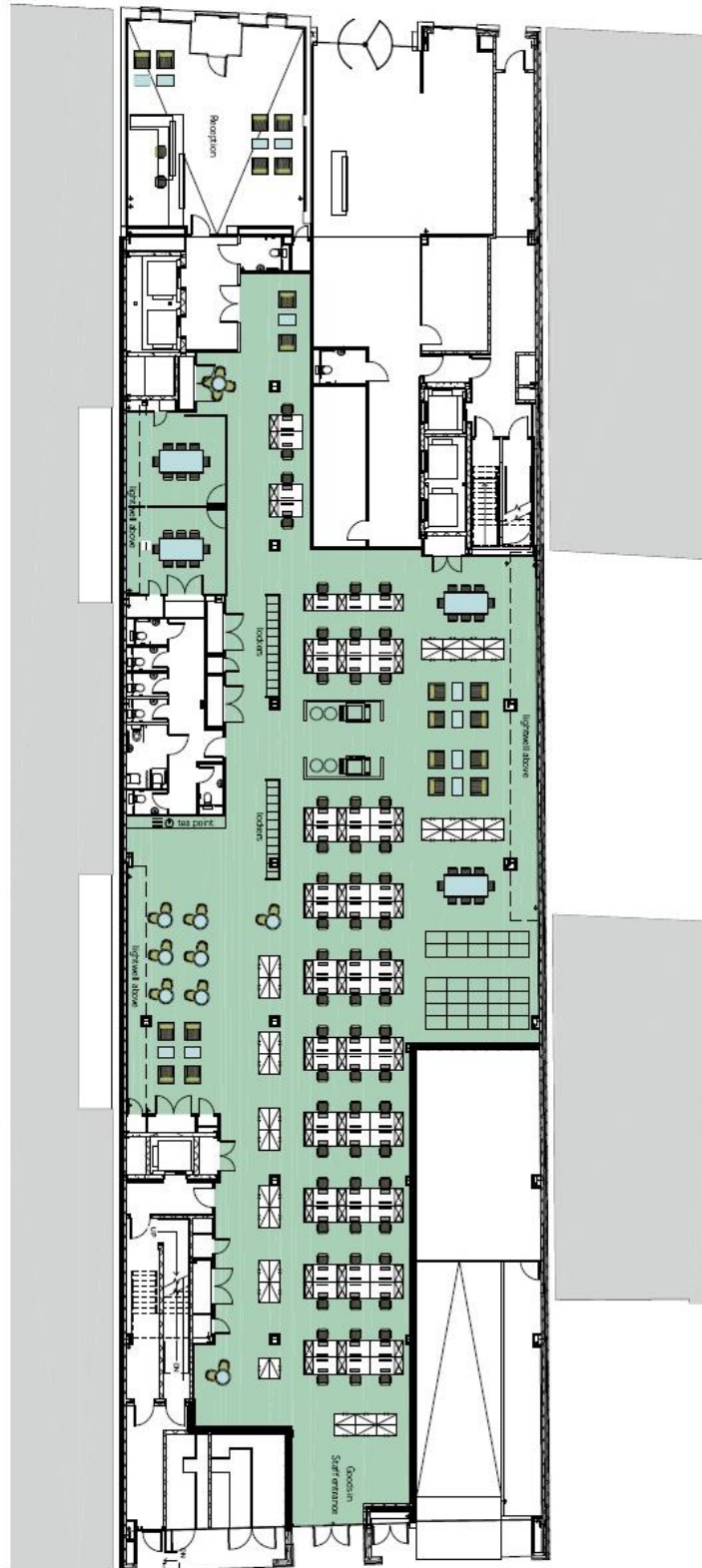


27/28 Esplanade, Ground Floor Plan

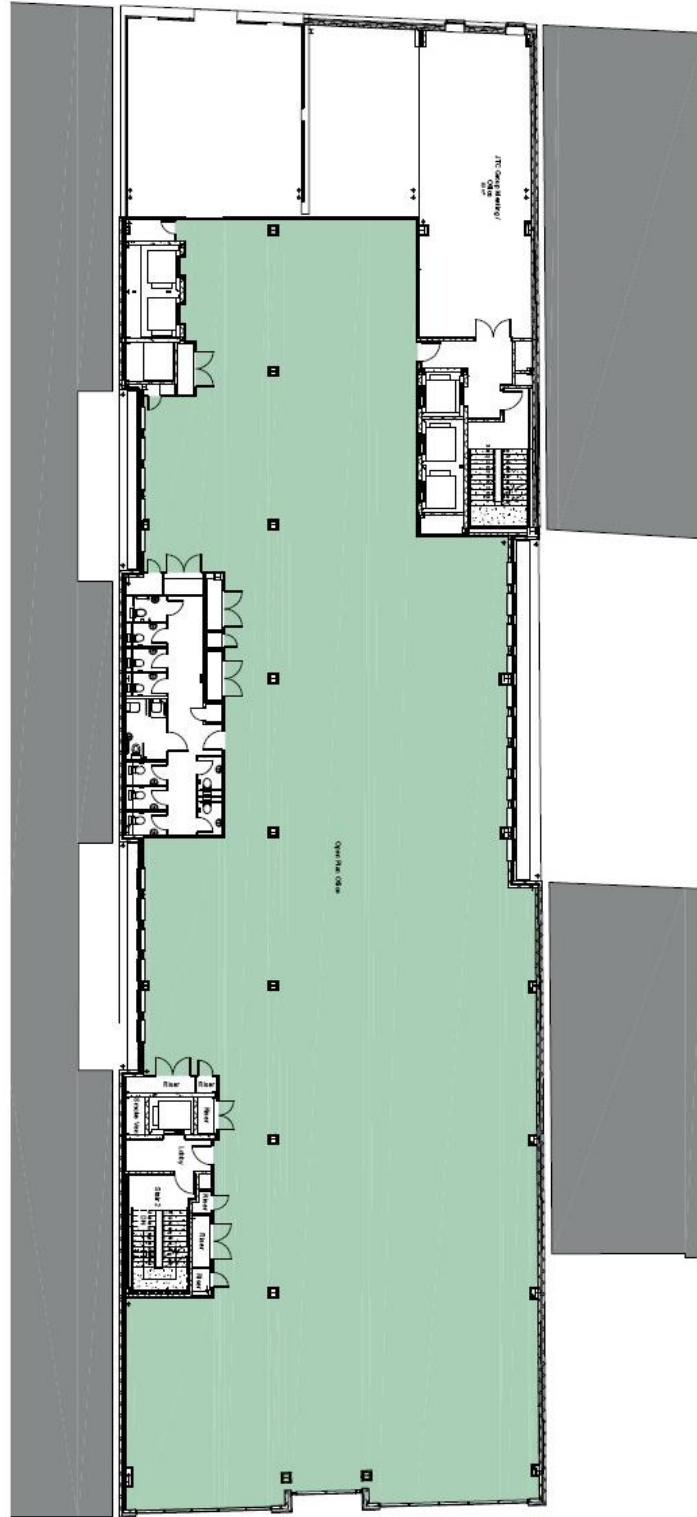


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27/28 Esplanade, Ground Floor Test to Fit



27/28 Esplanade, First Floor Plan



27/28 Esplanade, First Floor Test to Fit

