

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 13 CASTLE STREET ST HELIER JERSEY



SECOND FLOOR - 4,160 SQ.FT.

PLUS 7 CAR SPACES

TO LET

13 CASTLE STREET ST HELIER

LOCATION

The building is located in the heart of Jersey's Financial Business District and prime office area. More specifically, the property is situated on the Eastern side of Castle Street mid-way between the junctions with Charing Cross and Commercial Street.

Corporate occupiers within close proximity include Standard Chartered Bank, Jersey Financial Services Commission, UBS, Jersey Trust Company, CPA, Kleinwort Hambros, Lloyds Bank, KPMG, PWC, Sanne Plc, Voisin Volaw, BNP, Ashburtons, Cannacord, Rathbones, Citi Bank, EFG, Aztec and Hawksford.

Within close proximity, but slightly further West along the Esplanade, you will find a selection of other substantial occupiers such as RBC, Intertrust, HSBC, Ogier, Carey Olsen, Dominion and Crestbridge.

From the above it is quite clear this location is the most sought after corporate office location in Jersey.

In addition, the property itself is only a 1/2 minute walk from the principal retailing precinct of King Street and all domestic clearing banks.

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

DESCRIPTION

The building itself is a five storey purpose built office development with efficient flexible floor plates, providing an excellent working environment in a staff friendly location.

The office space has been fully refurbished to provide a new landlord BCo Cat A specification throughout which will include the following:-

- Suspended ceilings;
- Integral LED lighting;
- Comfort cooling/ comfort heating;
- Fully accessible raised floors;
- Lift access to all floors;
- Efficient open plan floor plates;
- Male, female and disable WC facilities;

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We attach a floor plan on an open plan style basis, along with a “test to fit” drawing showing how the floor could be occupied.

ACCOMMODATION

The available accommodation provides offices on the second floor.

The area of the floor is 4,160 sq.ft.

In addition, there are 7 secure basement car spaces accessed off Commercial Street, with direct lift access from basement level to the office floors.

INITIAL TEST TO FITS

The owner is happy to assess the capabilities of the building for a specific Lessee by way of undertaking various bespoke test to fit exercises.

OCCUPATION

Available.

TENURE

The premises are available to let on standard institutional terms for a duration of 9 years, subject to 3 yearly rent reviews to Open Market Value.

RENTAL

Offices	£29.50 per sq.ft.
Parking	£3,500 per annum per space

LEGAL COSTS

Each Party to bear their own legal costs.

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COVENANT STRENGTH

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

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

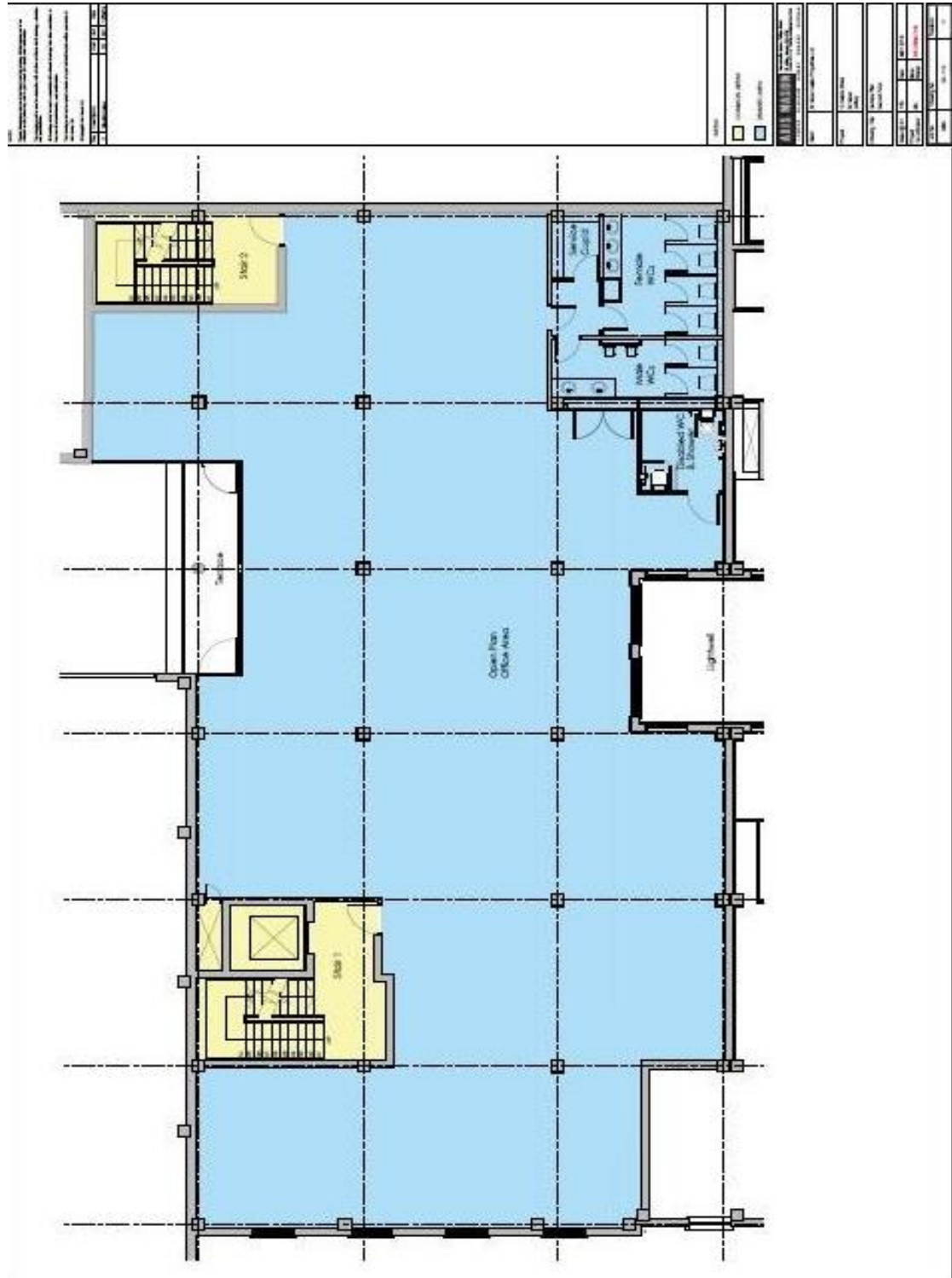
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

13 CASTLE STREET ST HELIER



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NOTES

Figural dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

This drawing must be read in conjunction with all other architects detail drawings, schedules and specifications.

All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of inconsistencies, seek confirmation.

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Rev	Description	Drawn	Checked	Date
P1	PRELIMINARY	CP	MC	20/09/17
P2	PRELIMINARY	CP	MC	05/10/17
P3	TEST FIT	AB	MC	12/10/17

AXIS MASON Sarreand Mason, 13 Castle Street, St. Helier, Jersey, JE2 4QR. 01534 870 137 WWW.AXISMASON.COM
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Client: ST HELIER CASTLE PROPERTIES LTD.

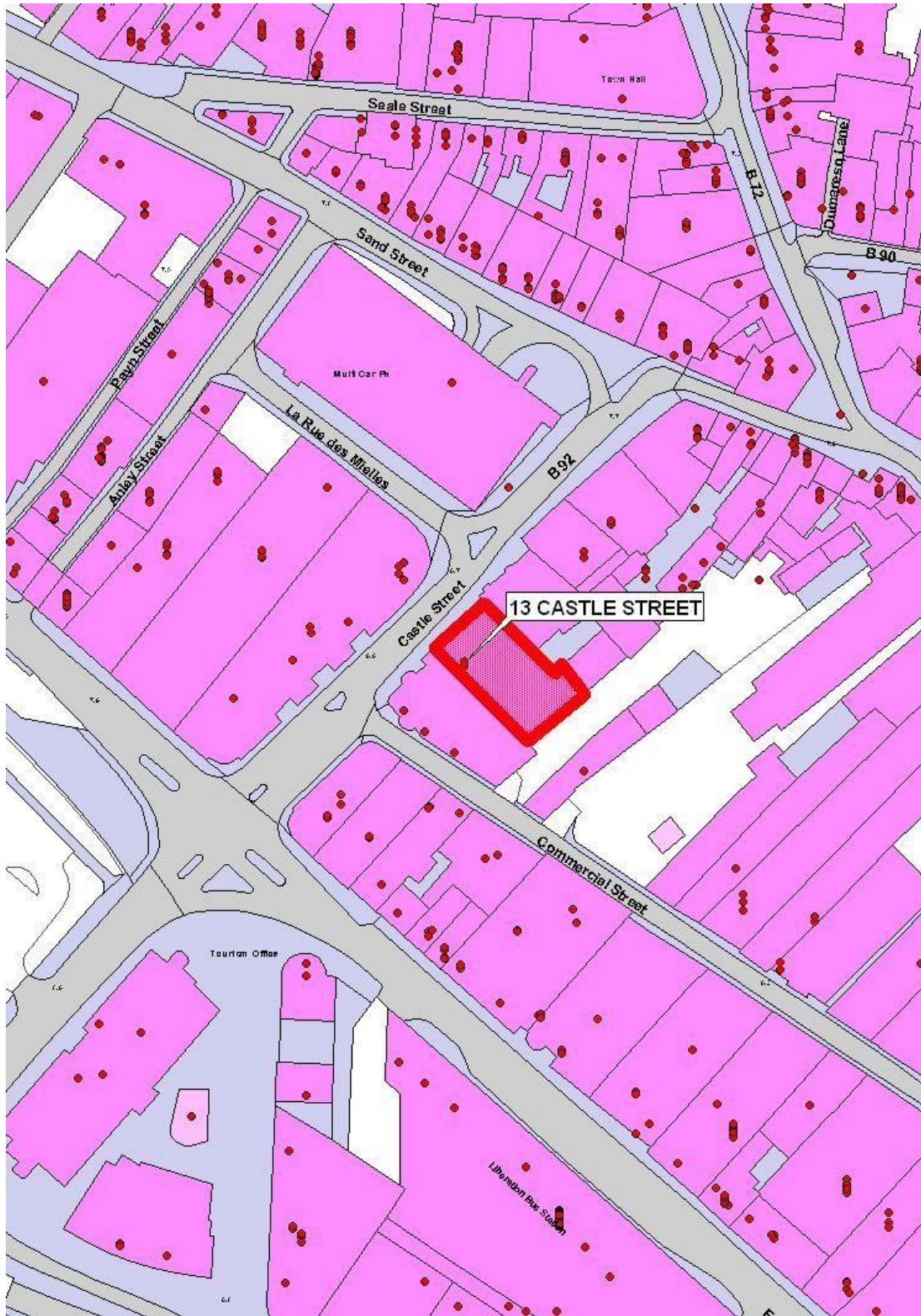
Project: 13-15 CASTLE STREET ST HELIER, JERSEY

Drawing Title: PROPOSED SECOND FLOOR PLAN TEST FIT

Scale @ A2: 1:100 Date: OCTOBER 2017
Project Co-ordinator: MC Issue Status: PRELIMINARY

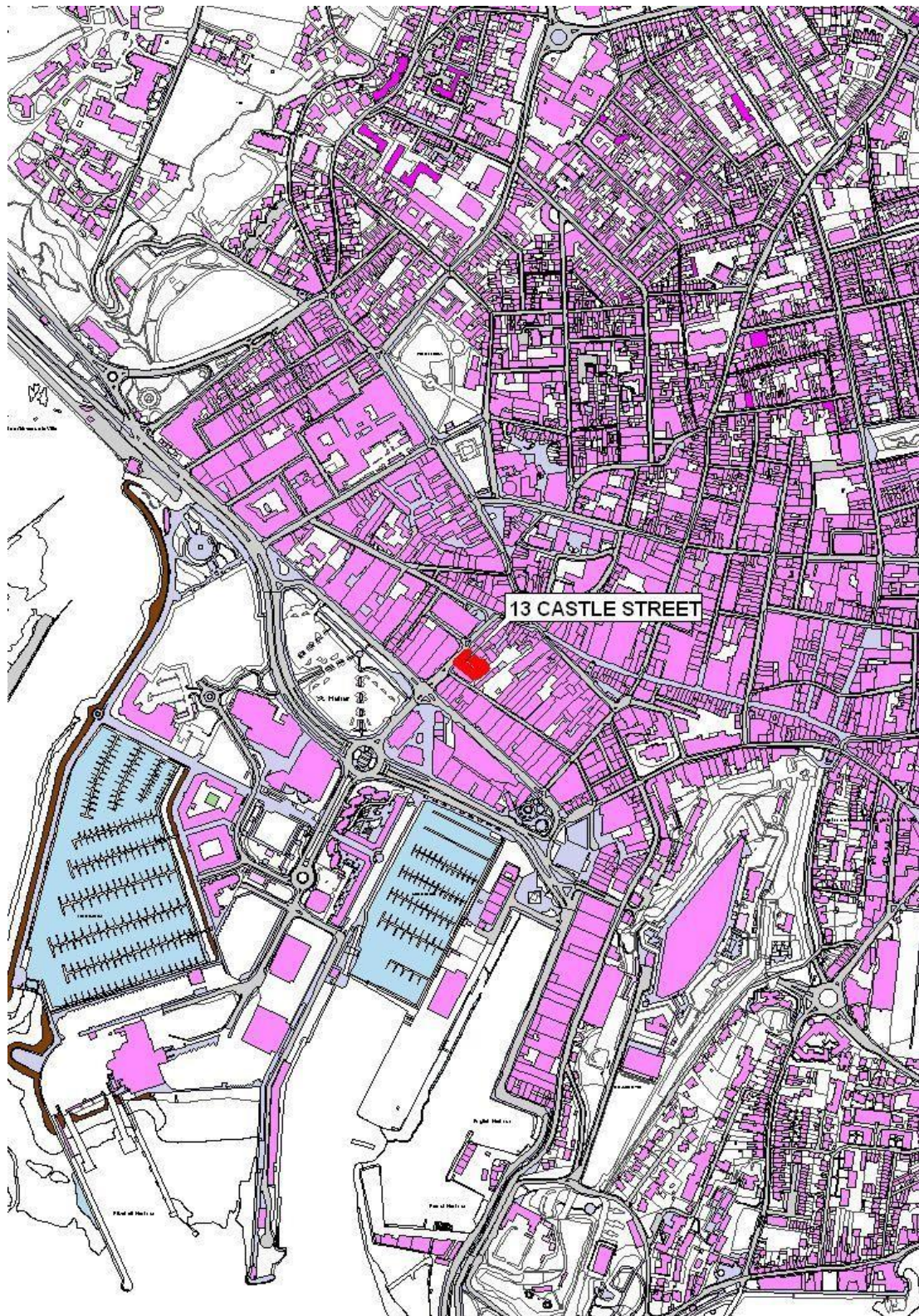
Job No.	Drawing No.	Revision:
3393	102	P3

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16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.
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Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk

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