

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PRIME OFFICES 66/72 ESPLANADE ST HELIER, JERSEY



**FIRST FLOOR – 4,044 SQ.FT.**

**TO LET**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
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## **LOCATION**

Gaspé House is a newly constructed landmark office building located on the Esplanade, with return frontages along both Patriotic Street and Kensington Place.

The Esplanade is Jersey's prime office location and forms the focal point of St Helier's Central Business District and is the gateway to St Helier as a whole.

The site occupies the most prominent position on the Esplanade, being the first headquarters building, as one approaches St Helier from the West.

This location benefits from being within a short walk from St Helier's town marinas, leisure and fitness complex, various bars/restaurants and the principal pedestrian retailing street of King Street.

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

## **PARKING**

The development benefits from being adjacent to Patriotic Street multi-storey car park with entrances off both Kensington Place and Patriotic Street.

In addition, there is the private multi-storey car park situated in Kensington Place (247 spaces) and the principal open air car parks, situated on the Esplanade.

## **DESCRIPTION**

The development consists of a purpose built 6 storey office building, with an impressive communal main entrance foyer. From 1<sup>st</sup> to 5<sup>th</sup> floors, the building provides unrivalled open plan office accommodation, with excellent natural light provision.

The available accommodation is situated on the first floor, rear west side.

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## **SPECIFICATION**

The building has been constructed to a BCo CAT A specification throughout, meeting the BREAMM rating of "Very Good", with the landlord base building including the following:--

- Suspended ceilings
- Integral low energy recessed lighting
- Comfort cooling/comfort heating throughout
- Fully accessible raised floors
- Numerous male/female WC facilities on each floor
- Double glazing throughout
- Multi-lift access to all floors
- High quality, low maintenance exterior facades
- Excellent, efficient open plan working area

## **ACCOMMODATION**

The available accommodation extends to the following:-

First Floor Offices                      4,044 sq.ft.                      (376 sq.m)

In addition, there is a further 712 sq.ft. if required, which would be suitable for a training suite or boardroom.

We attach a floor plan for reference purposes.

## **TENURE**

The office space is available by way of a new 5 year fully repairing and insuring institutional style sub-lease from Collas Crill, the head lessee of this space, subject to a 3 yearly rent review to Open Market Value. The 5 year term can be flexible, dependent on terms.

## **RENTAL**

£36 per sq.ft.

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## AVAILABILITY

On completion of legal formalities.

## LEGAL COSTS

Each party to bear their own legal costs

## COVENANT STRENGTH

In consideration of a transaction an accepted style covenant will be required.

## FURTHER INFORMATION

For further information please contact either of the joint sole agents:

**Alistair Sarre BSc MRICS  
Julian Roffe FRICS MCI Arb**

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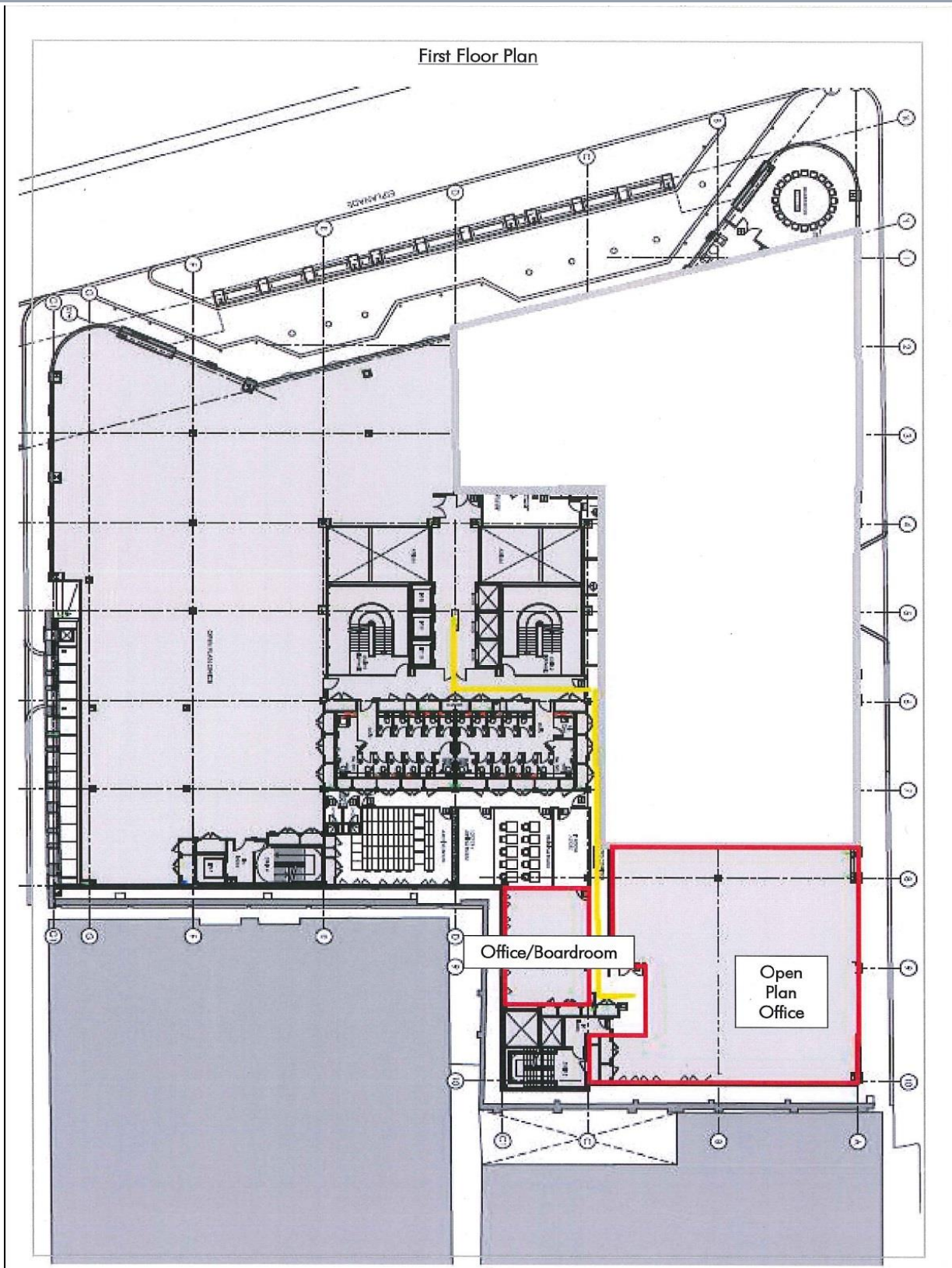
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**Website:**

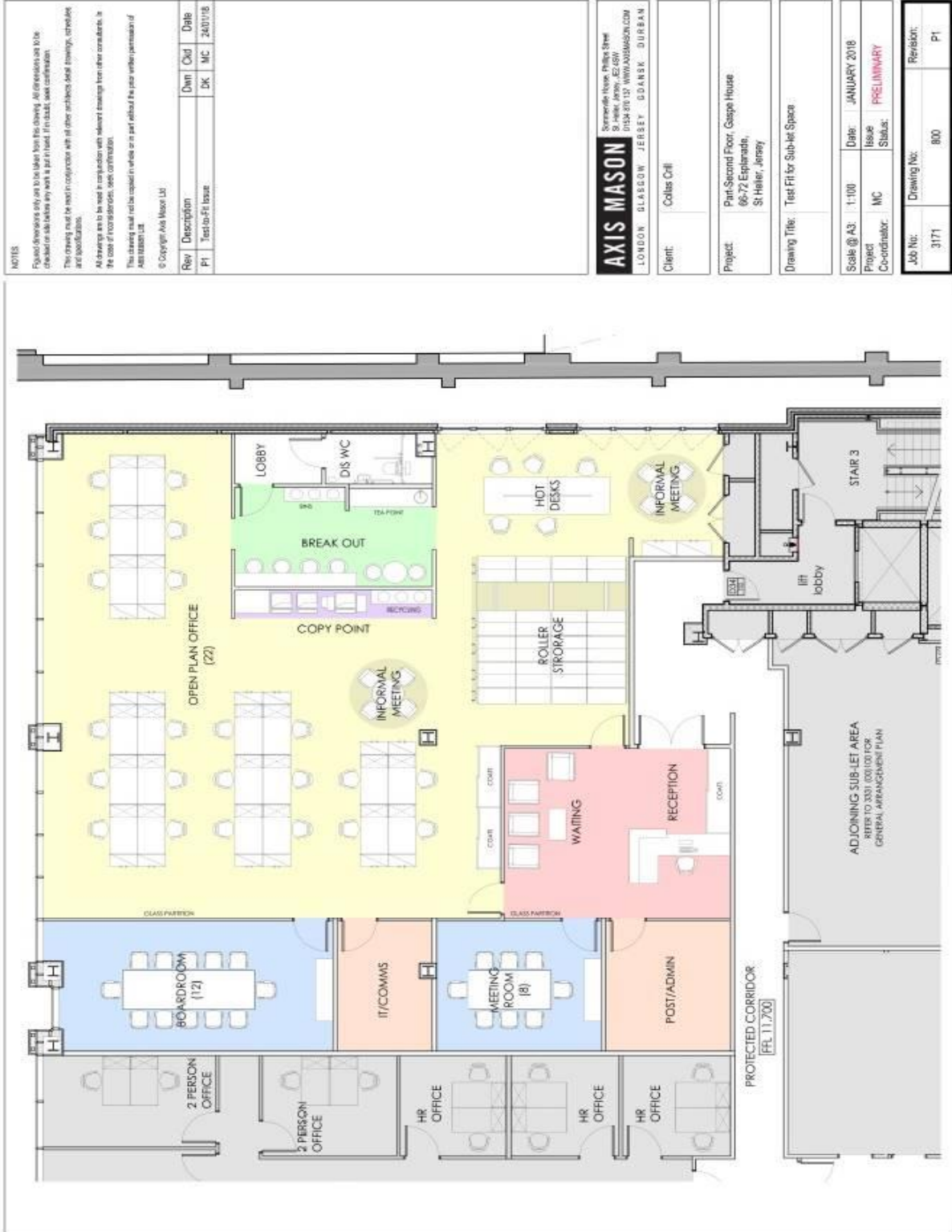
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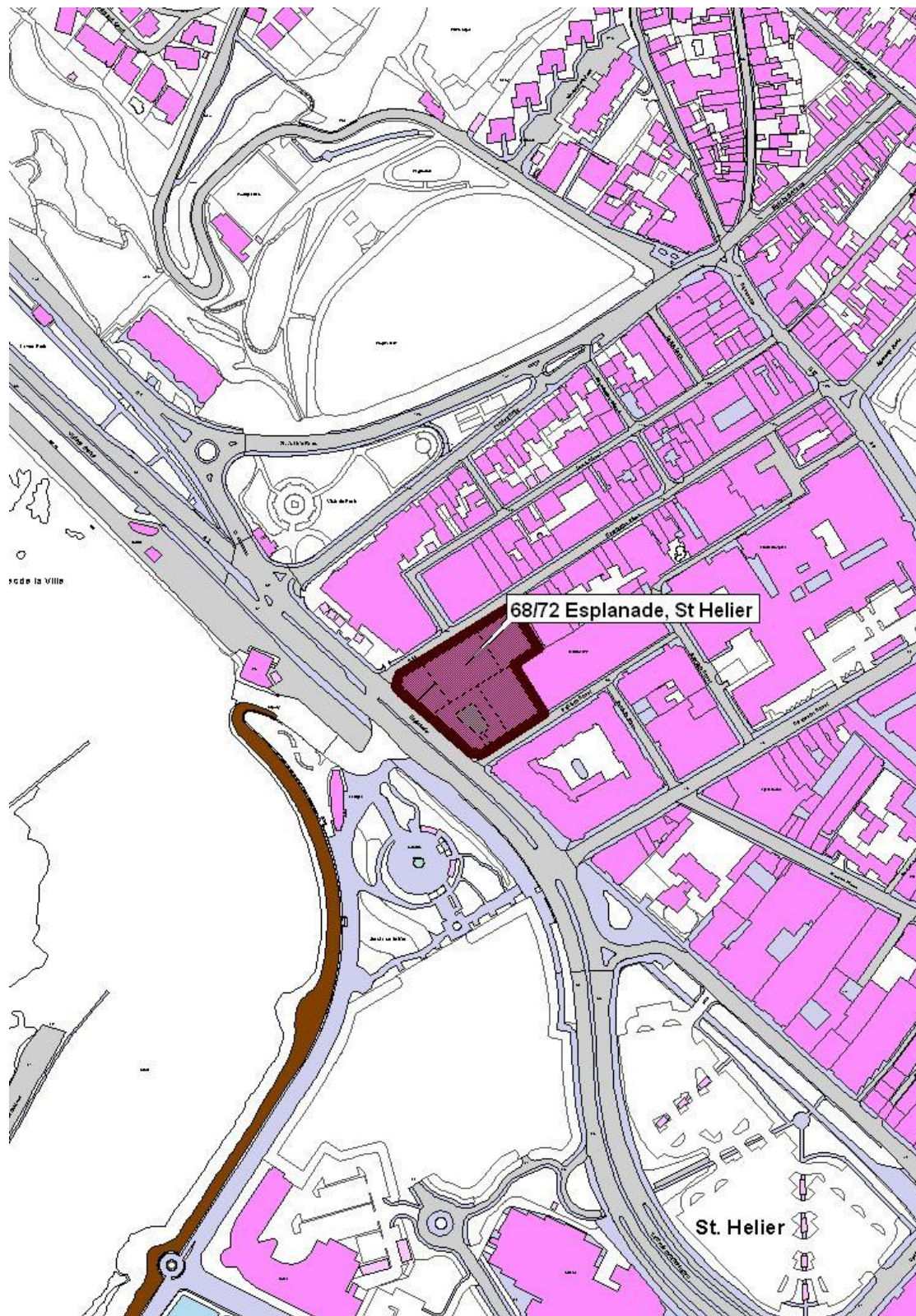
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