

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES TO LET 13/14 ESPLANADE ST HELIER JERSEY



1ST FLOOR 6,743 SQ.FT.

**WITH 2 SECURE BASEMENT CAR
SPACES**



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

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



13/14 ESPLANADE ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District and prime office area, with frontages onto both the Esplanade and Commercial Street. More specifically, the property is situated midway between the junction with Conway Street and Castle Street.

The Esplanade has provided Jersey's prime office location for a number of years and forms the focal point of St Helier's central business and prime office district and is the gateway to St Helier as a whole.

This location benefits from being within close proximity to Patriotic Street and Pier Road multi-storey car parks and the impressive Waterfront leisure development, along with Jersey's marinas and harbours.

We attach a location and site plan for reference purposes.

DESCRIPTION

The building is a 4-storey purpose-built office structure with the potential for dual entrances at ground floor level onto The Esplanade.

The building was constructed to a BCo Cat A specification throughout, with the landlord base build, including the following:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Air conditioning;
- Fully accessible raised floors;
- Dual lift access;
- Male & Female WC facilities;
- High quality low maintenance exterior facades;
- Excellent efficient open plan working area;
- Secure basement car parking;
- Secure basement bike racks.

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EXISTING FIT-OUT

The available floor benefits from the existing fit-out which from the attached existing fit-out plans can be seen to include numerous private offices, tea station areas, roller archive storage system with naturally the building being comprehensively wired for the existing layout, which is all potentially available to an incoming sub-lessee.

From the attached plans, the previous layout shows the first floor layout showing 13 private offices and 76 open plan workstation areas, along with a kitchenette facility, breakout area and extensive archive filing.

We also attach test-to-fit showing how the floor could be laid out.

ACCOMMODATION

The approximate Net Internal Area is as follows:

First Floor Offices 6,743 sq.ft.

PARKING / BIKE RACKS

There are 2 unencumbered secure basement car spaces, along with several bike racks.

INITIAL "TEST TO FIT"

The Head Leaseholder is happy to assess the capabilities of the building for a specific Sub-Lessee, by way of undertaking various "test to fit" exercises.

We attach floor plans on a cleared-out basis, as currently fitted out and a couple of suggested test to fits, for reference purposes.

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TENURE

The premises are available by way of a new sub-lease up until 1 February 2029.

The terms are of a fully repairing and insuring nature allowing the Head-Lessee to recoup from the Sub-Lessee a fair proportion of the general running costs of the building. However, the Sub-Lessee shall not be responsible for any elements of the building that require replacement during the term of the lease, if deemed to be beyond economic repair.

Rent reviews are three yearly to Open Market Value, to be conducted by way of the equivalent percentage increase with the overriding Head-Lease.

RENTAL

Offices	£31 per sq.ft.
Parking	£3,750 per annum per car space

AVAILABILITY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the landlord and head-lessee.

13/14 ESPLANADE ST HELIER

VIEWING

By contacting the vendor's sole agent:

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

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

Tel: 01534 888848

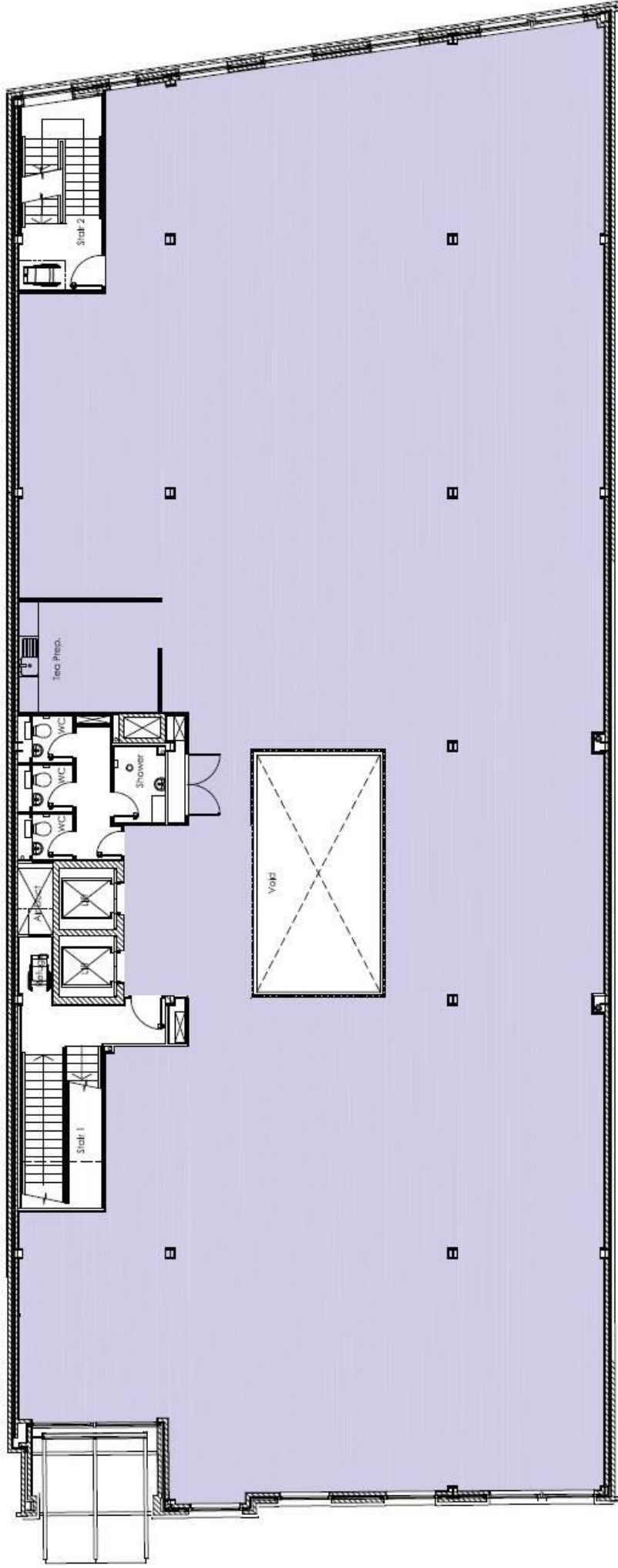
Fax: 01534 888849

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

FIRST FLOOR - CLEAR PLAN



NOTES
 Please check drawings 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 used in conjunction with all other architectural drawings, schedules and specifications.
 All drawings are to be read in conjunction with the project brief and other contractual documents. In the case of discrepancies, seek confirmation.
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Rev	Description	Dwn	Ckd	Date
P1	Issued For Information	AB	MC	24/06/19

KEY
Demise 1 (629m2 / 6,770m2)
Core Areas

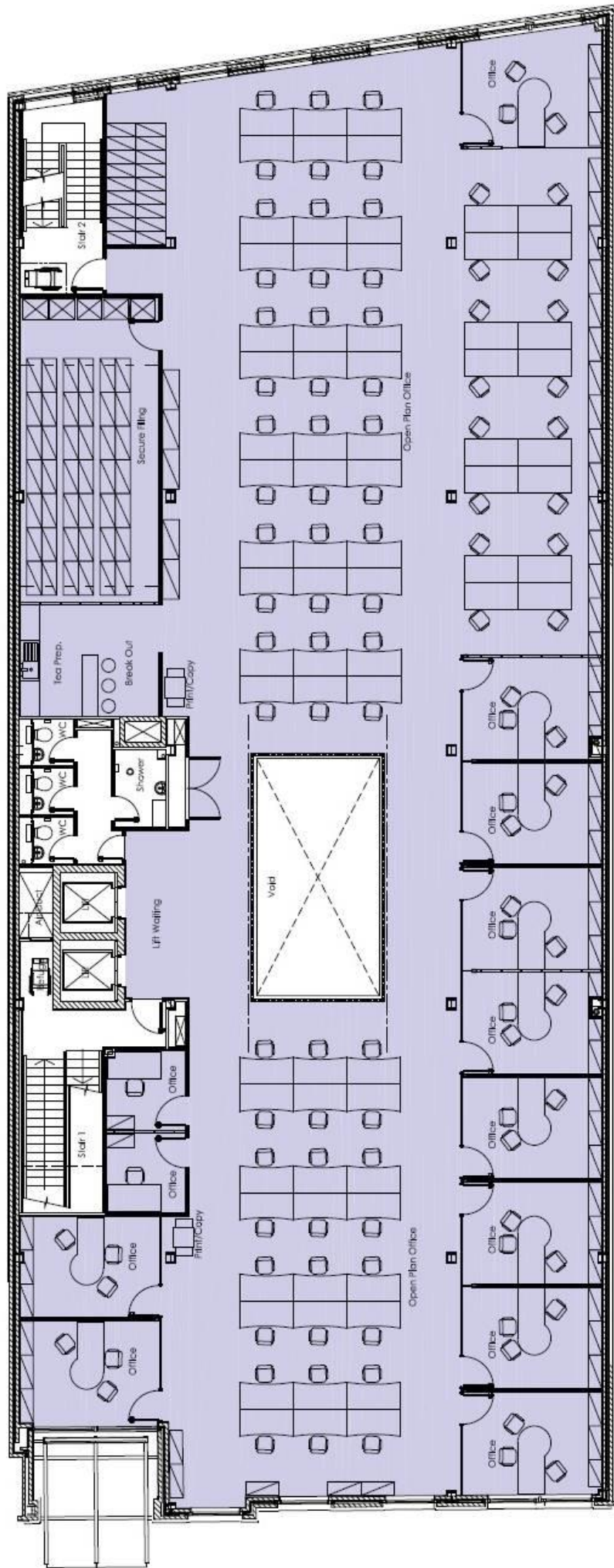
Client:	Appleby
Project:	13-14 Esplanade St. Helier Jersey
Drawing Title:	First Floor Demised Layout

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 St. Helier, Jersey, JE2 4SW
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Scale @ A4:	NTS	Date:	JUNE 2019
Project Co-ordinator:	MC	Issue Status:	INFORMATION

Job No:	3507	Drawing No:	110	Revision:	P1
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FIRST FLOOR - EXISTING LAYOUT



NOTES
 These drawings only are to be used for information. All drawings are to be checked on site before any work is put in hand. If it is found that there are any discrepancies, the contractor must refer to the architect for clarification and confirmation.
 All drawings are to be used in conjunction with the contract documents and other documents. In the event of any discrepancy, the contractor must refer to the architect for clarification and confirmation.
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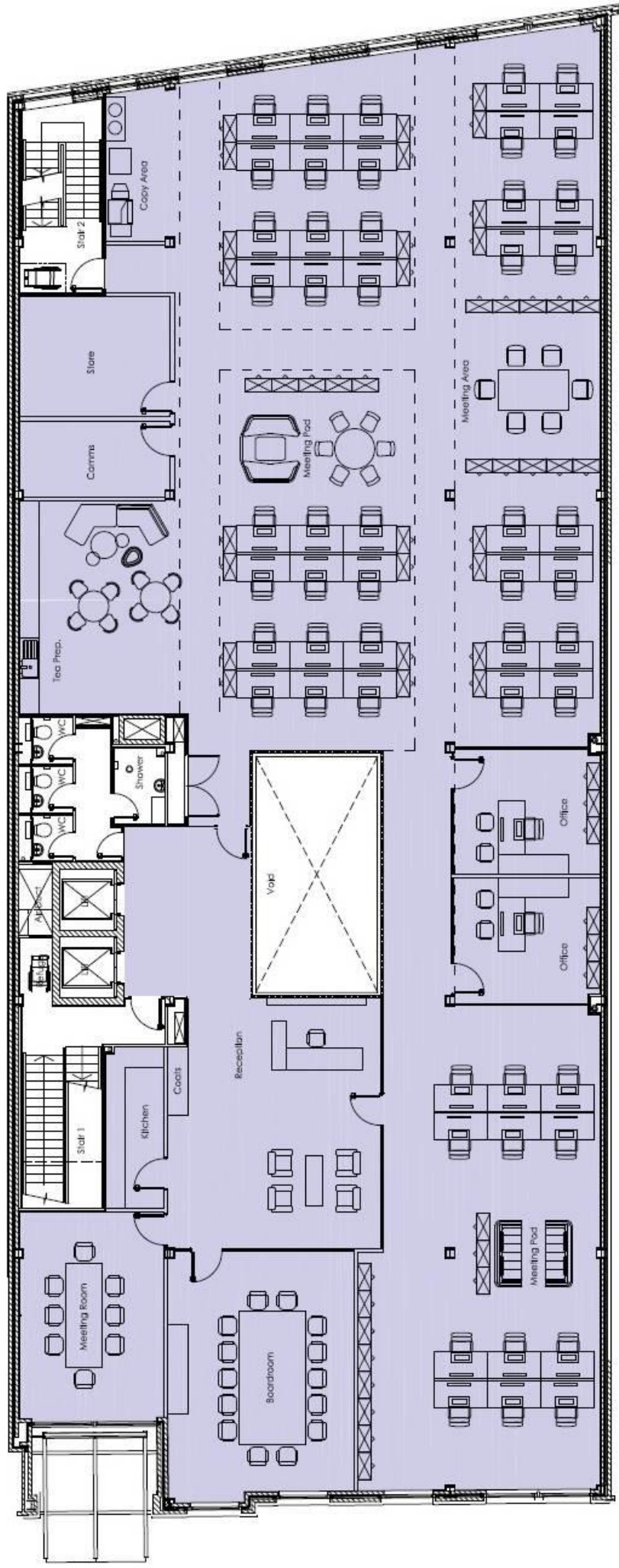
Rev	Description	Dwn	Ckd	Date
P1	Issued For Information	AB	MC	24/06/19
P2	Layout Updated	AB	MC	16/08/19

Client:	Appleby
Project:	13-14 Esplanade St. Heller Jersey
Drawing Title:	First Floor Demised Layout (Existing Layout)

Scale @ A4:	NTS	Date:	JUNE 2019
Project Co-ordinator:	MC	Issue Status:	INFORMATION
Job No:	3507	Drawing No:	110 (E)
		Revision:	P2

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FIRST FLOOR - SUGGESTED SINGLE FLOOR LAYOUT



NOTES
 These drawings are to be taken in conjunction with the specification and schedule of work to be checked on site before any work starts on the project. If any work is to be carried out which is not shown on these drawings, the contractor must refer to the architect for confirmation. The drawings must be read in conjunction with all other architectural drawings, schedules and specifications. All drawings are to be read in conjunction with relevant drawings from other disciplines. In the case of discrepancies, the drawings shall take precedence over the schedules. The drawings shall not be used for construction or for any other purpose without the written permission of Axis Mason Ltd.
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KEY

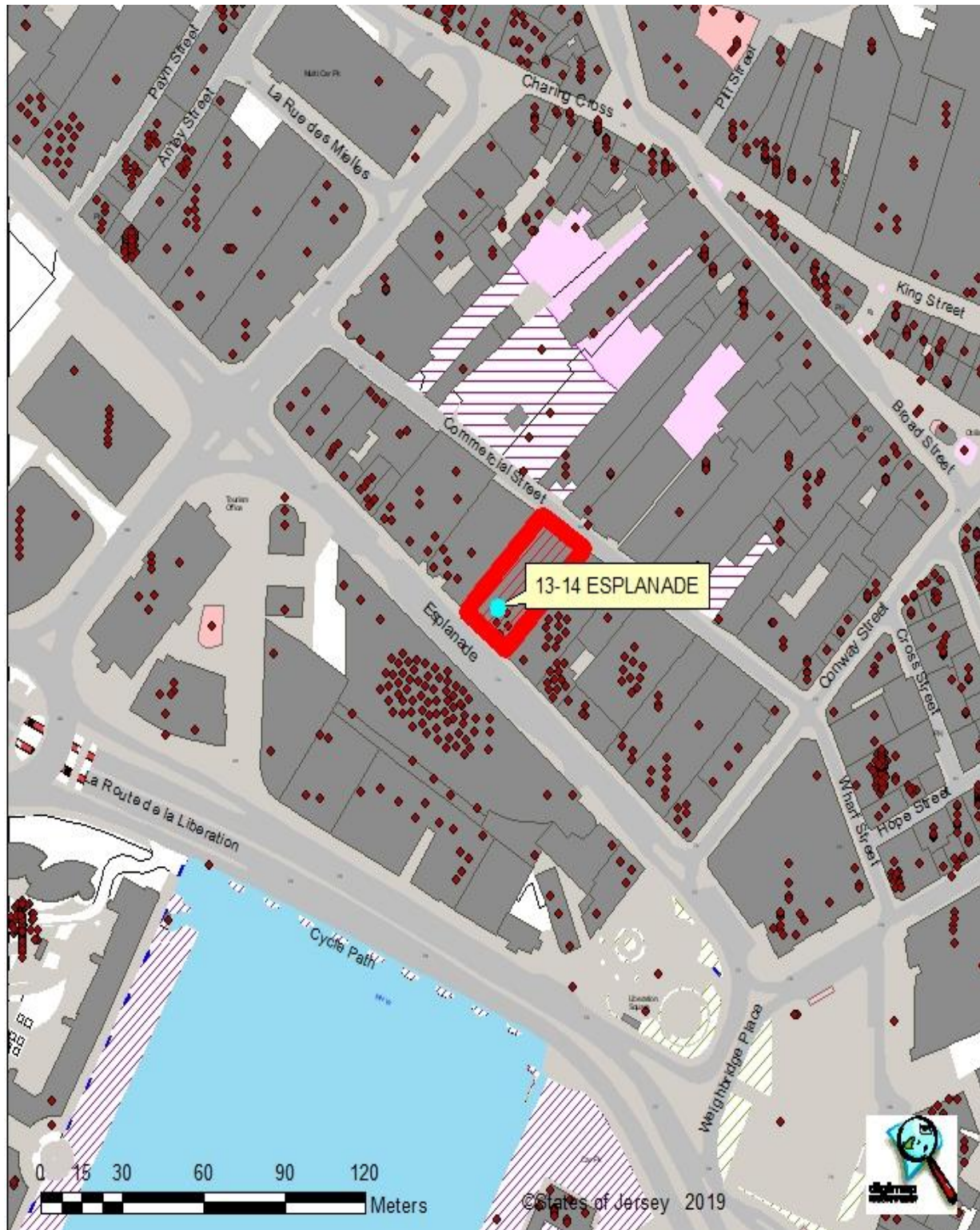
Demise 1 (629m² / 6,770ft²)

Core Areas

Client:	Appleby
Project:	13-14 Esplanade St. Heller Jersey
Drawing Title:	First Floor Demised Layout (Proposed Layout)

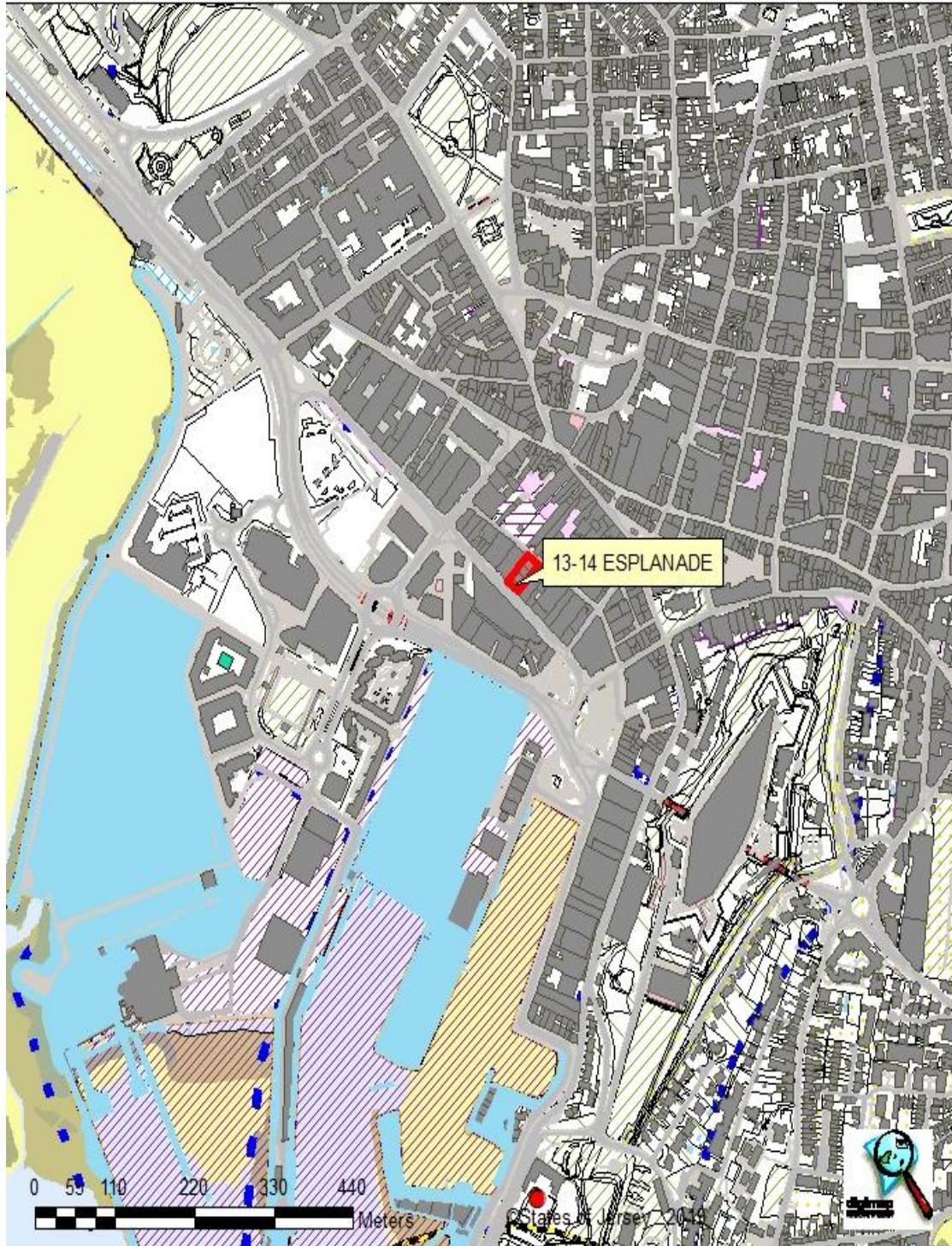
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