

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FULLY REFURBISHED HIGH QUALITY OFFICES CAPITAL HOUSE CHURCH STREET ST HELIER



**APPROXIMATELY 1,983 SQ.FT.,
UP TO 9,061 SQ.FT.**

AVAILABLE TO LET

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
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CAPITAL HOUSE, CHURCH STREET, ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District occupying a particularly prominent town centre position.

More specifically, the property is situated on the South side of Church Street, close to the junction with Hill Street, principally facing the grounds of the St Helier Town Church.

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

DESCRIPTION

The property is a self-contained purpose built office building, over ground and 4 upper floors.

The building benefits from a prominent entrance and attractive façade facing Church Street itself, leading to a communal entrance with lift access to first, second and third floors.

The property is undergoing comprehensive refurbishment, with the internal areas to benefit from the following new specification throughout, subject to planning:-

- Suspended ceilings;
- Integral LED lighting;
- Comfort cooling/comfort heating;
- Perimeter trunking;
- Male & female WC facilities;
- Shower facilities;
- Disabled WC facilities;
- Kitchenette facilities;
- Lift access;
- Efficient open plan layout;
- Excellent natural light provision;

CAPITAL HOUSE, CHURCH STREET, ST HELIER

ACCOMMODATION

The areas on completion will be digitally remeasured by the on site architect in line with International Property Measurement Standard (IPMS) for offices, as now adopted by the Royal Institution of Chartered Surveyors.

We estimate the areas to be as follows:-

Ground Floor	1,983 sq.ft.	184 sq.m.
First Floor	2,166 sq.ft.	201 sq.m.
Second Floor	2,166 sq.ft.	201 sq.m.
Third Floor	2,166 sq.ft.	201 sq.m.
Fourth Floor	<u>580 sq.ft.</u>	<u>54 sq.m.</u>
Total	9,061 sq.ft.	841 sq.m.

TEST TO FITS

We attach floor plans on a cleared out basis and an example test to fit showing how a floor could be fitted out, for reference purposes. For interested parties, we are happy to undertake bespoke test to fit exercises.

TENURE

The property is available as a whole or on a floor by floor basis on new 9 year fully repairing and insuring style leases, by way of a managed service charge.

Rent reviews are to be 3 yearly in an upwards direction only, in line with Jersey Cost of Living.

RENTAL

Offices - £29.50 per sq.ft.

TURN-KEY LETTING OPPORTUNITY

Subject to lease terms, the floors can be made available by way of a 'Turn-Key' solution with the landlord providing the premises, occupation ready.

CAPITAL HOUSE, CHURCH STREET, ST HELIER

OCCUPATION

It is anticipated the building will be ready for occupation for tenant fit-out purposes during the second/third quarter of 2021.

COVENANT STRENGTH/GUARANTOR

Any transaction will be subject to the proposed lessee being of suitable financial standing or providing an acceptable guarantee.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting either of the vendor's sole agents:

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

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Jonathan Quérée MRICS

**Quérée Property Consultants Ltd
The Office, Terre de Reve
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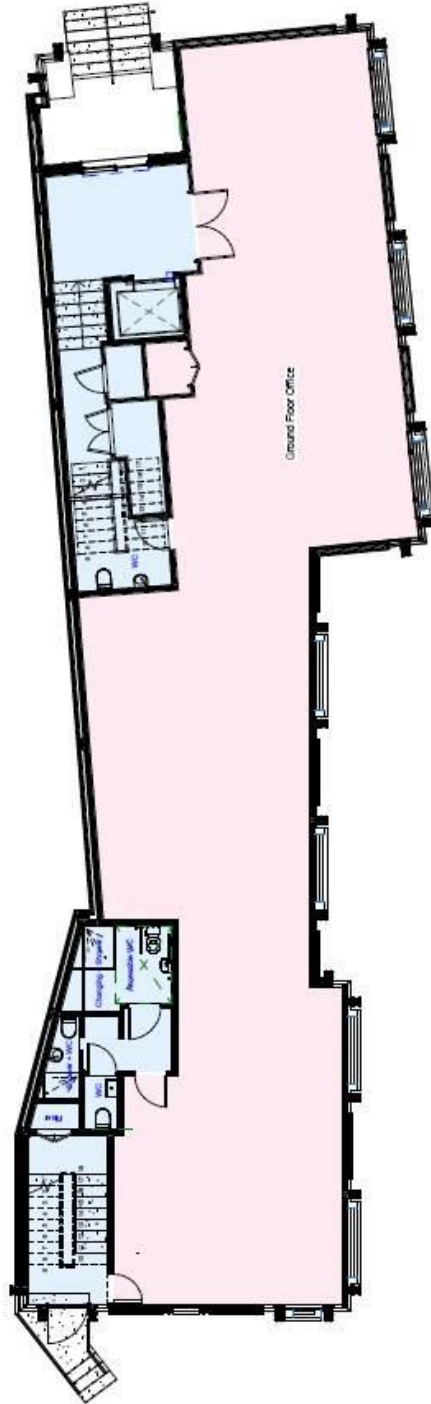
Tel: 07797 840008

E-mail: jonathan@queree.je

Website: www.queree.je

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

CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



① GROUND FLOOR PLAN
1 : 100

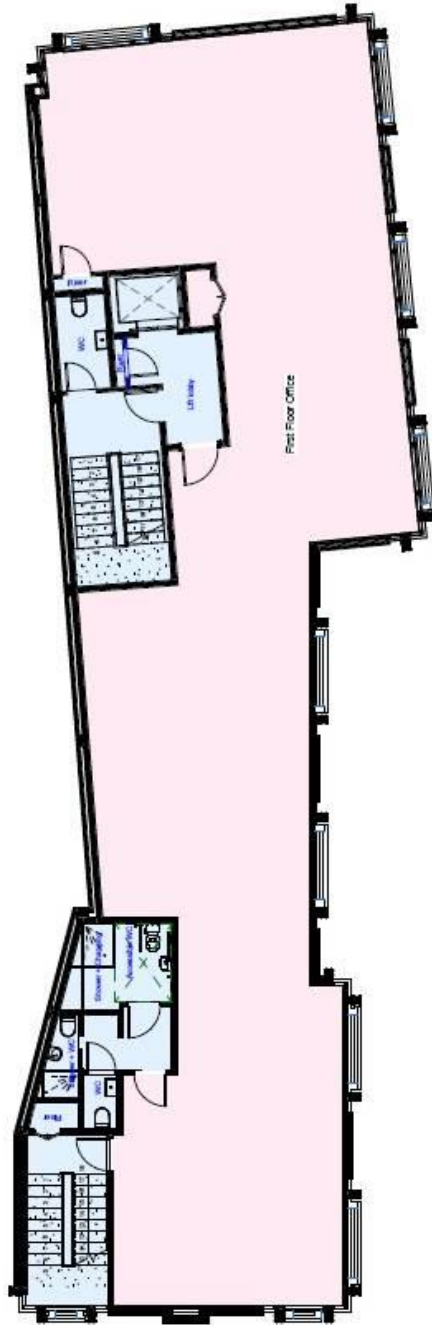
NET (NSA) Area Schedule			
Level	Area	Area	Area SF
0. GROUND FLOOR	184.2 m ²	1583.0 m ²	
1. FIRST FLOOR	201.2 m ²	2185.6 m ²	
2. SECOND FLOOR	201.2 m ²	2185.6 m ²	
3. THIRD FLOOR	201.2 m ²	2185.6 m ²	
4. FOURTH FLOOR + ROOF	53.8 m ²	579.5 m ²	
GRAND TOTAL	841.7 m²	9059.5 m²	



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 Filialium Investments & Securities Ltd
 Capital House
 Proposed Ground Floor Plan - MARKETING
 1 : 100 @A3
 1955000 MKY101-900
 P7

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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



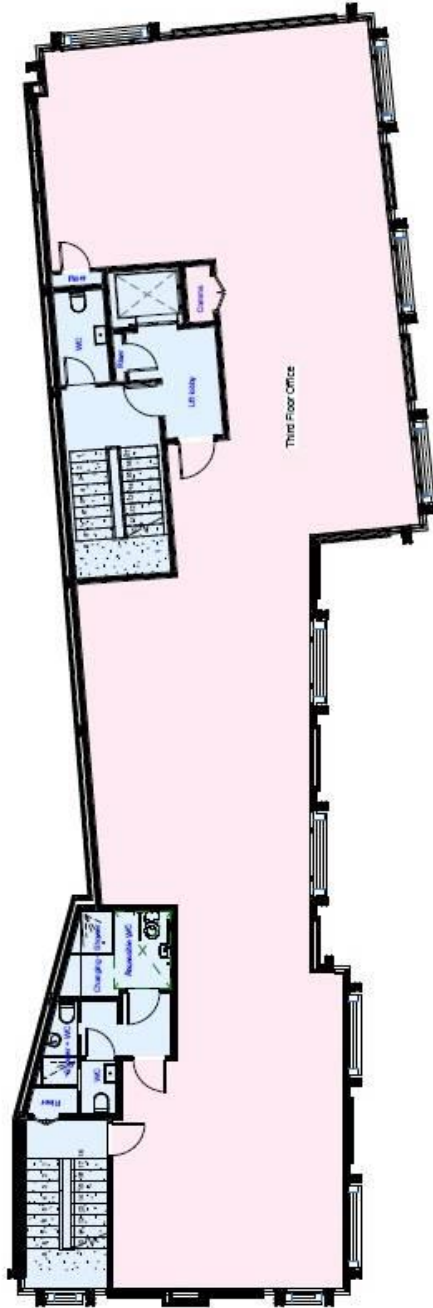
① FIRST FLOOR PLAN
1 : 100

NET (NDA) Area Schedule		
Level	Area	Area SF
0. GROUND FLOOR	184.2 m ²	1983.0 ft ²
1. FIRST FLOOR	207.2 m ²	2236.6 ft ²
2. SECOND FLOOR	207.2 m ²	2236.6 ft ²
3. THIRD FLOOR	207.2 m ²	2236.6 ft ²
4. FOURTH FLOOR + ROOF	13.8 m ²	147.9 ft ²
Grand Total: 5	847.7 m ²	9130.5 ft ²

Scale	1:100
Drawn	18/03/2017
Checked	18/03/2017
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Fiduciary Investment & Securities Ltd	
Project	Capital House
Proposed	Proposed First Floor Plan - MARKETING
Scale	1 : 100 @A3
Reference	1955009 MK(10)-301
Page	P7

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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas

NET (NRA) Area Schedule		
FLOOR	Area	Area SF
0. GROUND FLOOR	1354.2 m ²	14583.9 sq ft
1. FIRST FLOOR	207.2 m ²	2245.8 sq ft
2. SECOND FLOOR	207.2 m ²	2245.8 sq ft
3. THIRD FLOOR	207.2 m ²	2245.8 sq ft
4. FOURTH FLOOR + ROOF	153.8 m ²	1670.5 sq ft
CHANGING TABLES	841.7 m²	9059.3 sq ft



① SECOND FLOOR PLAN
1 : 100



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Partners: Fallonium Investments & Securities Ltd

Project Name: Capital House

Project Type: Proposed Second Floor Plan - MARKETING

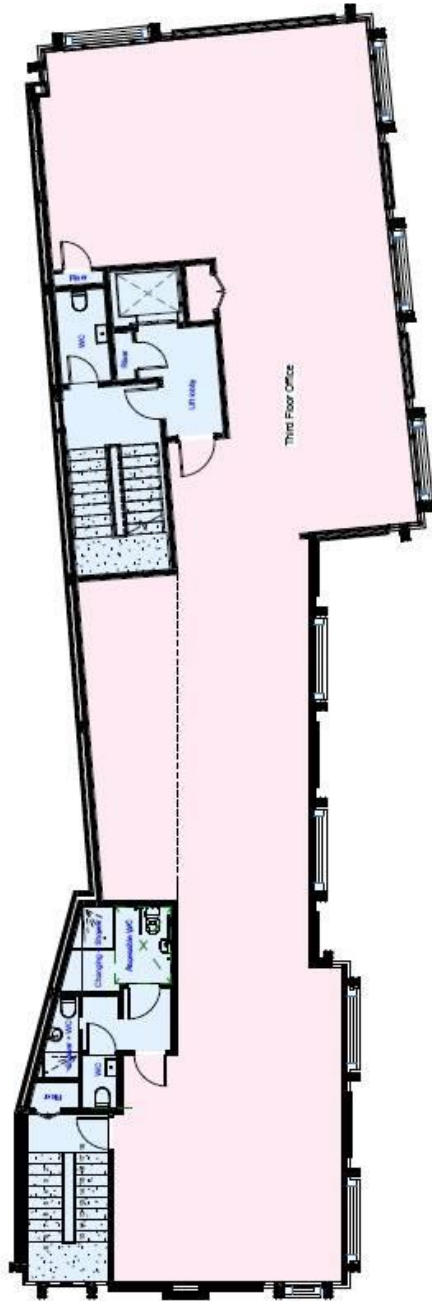
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Project Ref: 1955000 MK10-302

Date: F7

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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



① THIRD FLOOR PLAN
1 : 100

NET (NBA) Area Schedule		
Level	Area	Area SF
0. GROUND FLOOR	184.2 m ²	1983.0 m ²
1. FIRST FLOOR	207.2 m ²	2185.6 m ²
2. SECOND FLOOR	207.2 m ²	2185.6 m ²
3. THIRD FLOOR	207.2 m ²	2185.6 m ²
4. FOURTH FLOOR + ROOF	53.8 m ²	579.5 m ²
Grand Total: 5	841.7 m²	9059.5 m²

NO.	DATE	BY	CHKD.

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Paladium Investments & Securities Ltd

Capital House

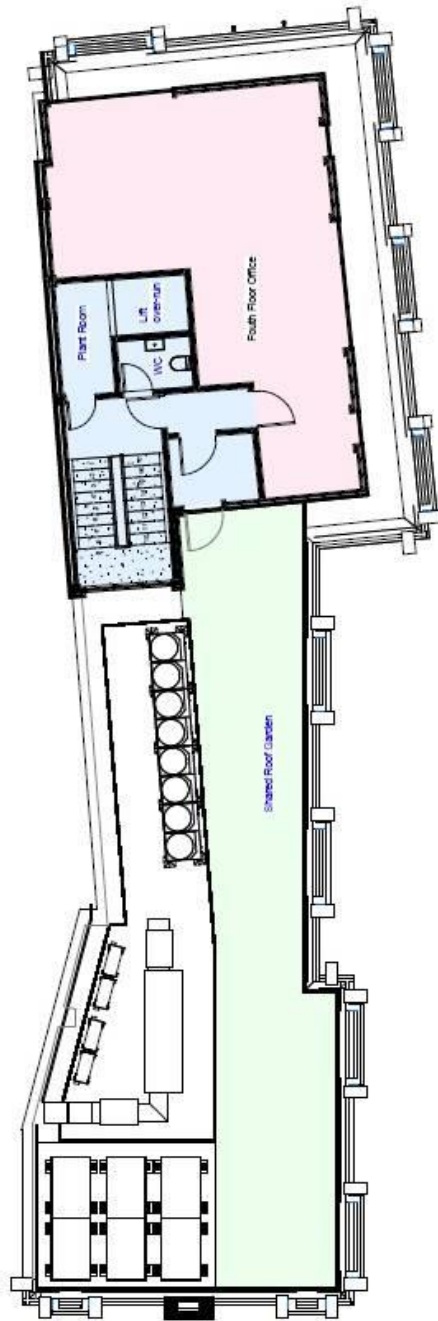
Proposed Third Floor Plan - MEP/FITTING

1 : 100 @A3

1955000 MK(10)-903 P7

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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- W/C and Communal Areas
- Shared Roof Garden



① FOURTH FLOOR + ROOF PLAN
1 : 100

NET (NPA) Area Schedule		
Level	Area	Area SF
0. GROUND FLOOR	184.2 m ²	1983.0 ft ²
1. FIRST FLOOR	207.2 m ²	2166.6 ft ²
2. SECOND FLOOR	207.2 m ²	2166.6 ft ²
3. THIRD FLOOR	207.2 m ²	2166.6 ft ²
4. FOURTH FLOOR + ROOF	84.17 m ²	903.9 ft ²
Grand Total \$		

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Proposed Fourth Floor + Roof Plan -
 MARKETING

Scale: 1 : 100 @ A3

Drawn by: 1986000 MK(10)-304
 P7

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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



① GROUND FLOOR
1 : 100

NET (NRA) Area Schedule		
Level	Area	Area SF
0 GROUND FLOOR	134.7 m ²	1453.7 sq ft
1 FIRST FLOOR	201.2 m ²	2165.6 sq ft
2 SECOND FLOOR	201.2 m ²	2165.6 sq ft
3 THIRD FLOOR	201.2 m ²	2165.6 sq ft
4 FOURTH FLOOR + ROOF	53.8 m ²	579.5 sq ft
Grand Total	841.7 m ²	9059.5 sq ft



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Capital House

Proposed Ground Floor Plan - TEST 10-PT

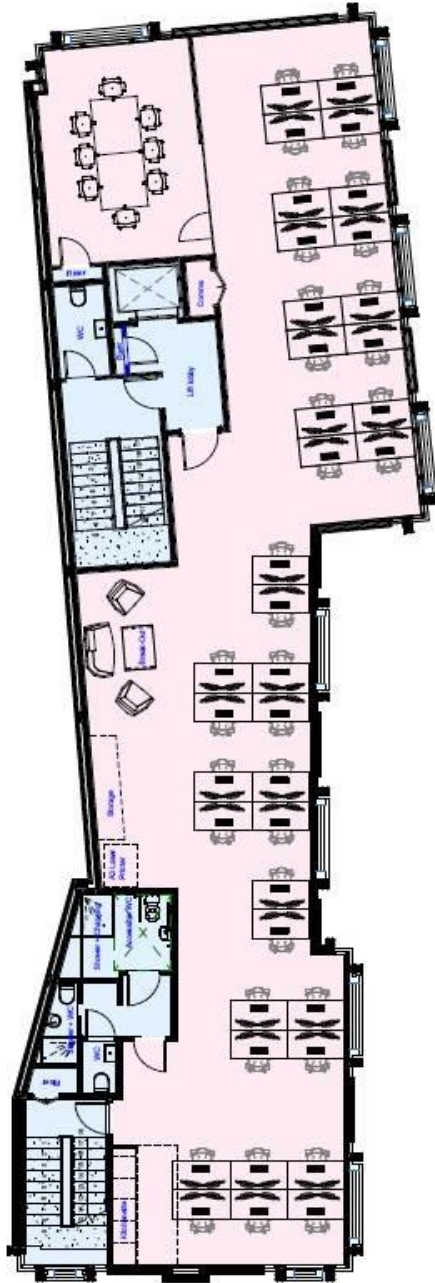
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CAPITAL HOUSE, CHURCH STREET, ST HELIER



Rentable Office Areas
 WC and Communal Areas

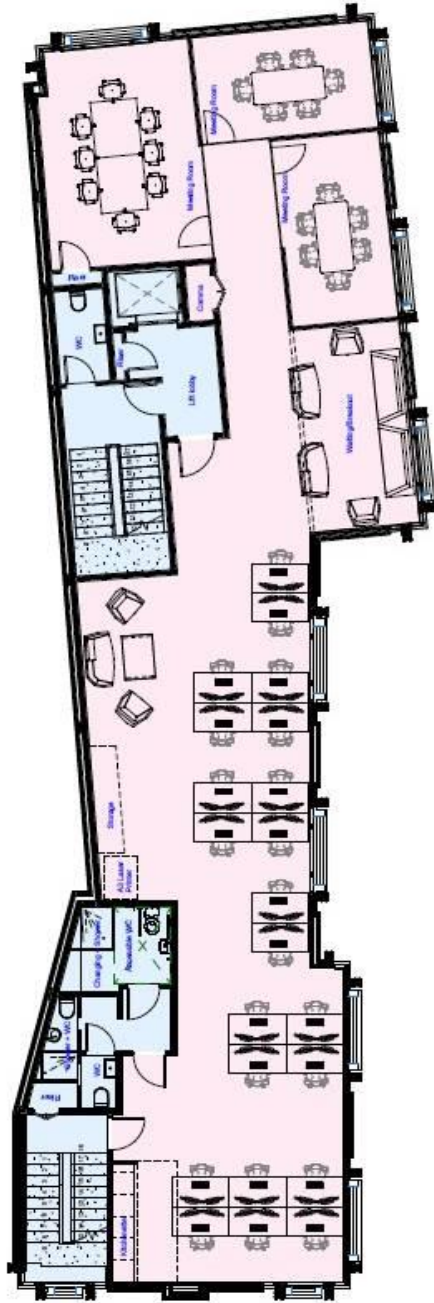


① TYPICAL FLOOR - OPTION 1
 1 : 100

NET (NRA) Area Schedule		
Level	Area	Area SF
0. GRAND FLOOR	1562.2 m ²	16851.8 m ²
1. FIRST FLOOR	309.2 m ²	3345.6 m ²
2. SECOND FLOOR	309.2 m ²	3345.6 m ²
3. THIRD FLOOR	309.2 m ²	3345.6 m ²
4. FOURTH FLOOR + ROOF	53.8 m ²	579.5 m ²
Grand Total 5	841.7 m ²	9059.5 m ²

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 Proposed First Floor Plan - TECT10-011 -
 Typical Floor Option 1
 1 : 100 @A3
 1965000 IM10-201
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CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



① TYPICAL FLOOR - OPTION 2
1 : 100

Scale	1:100
Date	15/03/2017
Drawn	MM
Checked	MM

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Prepared For: Palisium Investments & Securities, Ltd

Project Name: Capital House

Proposed Second Floor Plan - T201-T0-FT
- Typical Floor Option 2

1 : 100 @A3

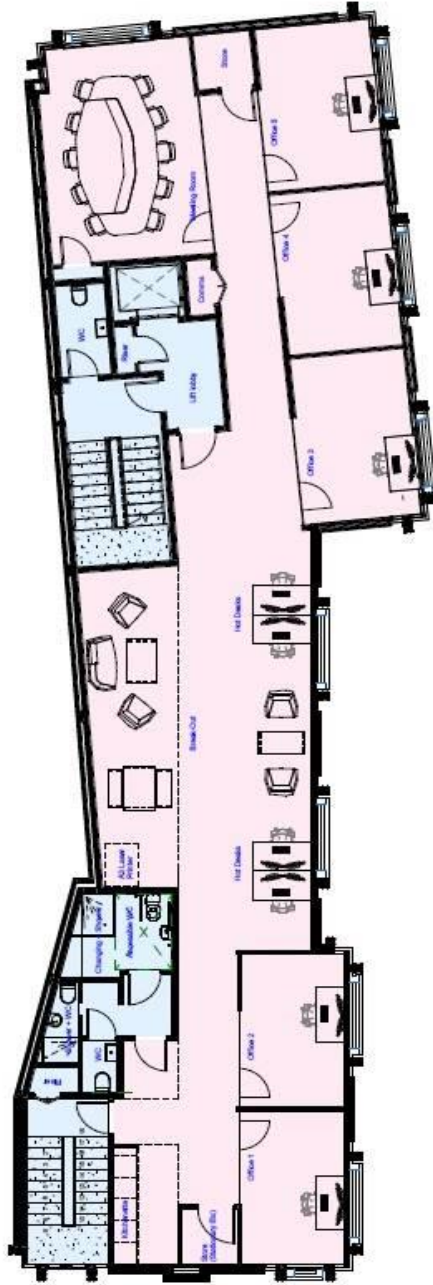
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NET (NIA) Area Schedule		
Floor	Area	Area (sq. ft)
0. OUTSIDE FLOOR	158.0 sq. ft	158.0 sq. ft
1. FIRST FLOOR	201.2 sq. ft	2166.6 sq. ft
2. SECOND FLOOR	201.2 sq. ft	2166.6 sq. ft
3. THIRD FLOOR	201.2 sq. ft	2166.6 sq. ft
4. FOURTH FLOOR + ROOF	151.8 sq. ft	1671.5 sq. ft
Grand Total: 5	841.7 sq. ft	9059.5 sq. ft

CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas



① TYPICAL FLOOR - OPTION 3
1 : 100

Scale	1:100
North	As shown
Author	Socrates Architects
Client	Capital House

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Professional Indemnity Insurance
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Project Name
Capital House

Proposed Third Floor Plan - TFC3-100-RT -
Typical Floor Option 3

Scale
1 : 100 @A3

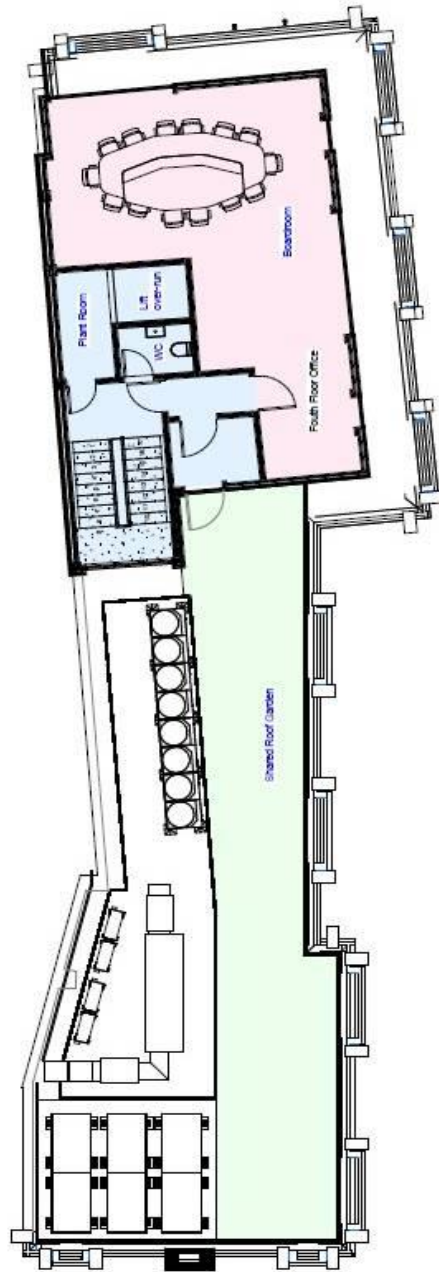
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NET (NFA) Area Schedule			
Level	Area	Area SF	
0 GROUND FLOOR		1583.2 m ²	1583.2 m ²
1 FIRST FLOOR		2072.2 m ²	2072.2 m ²
2 SECOND FLOOR		2072.2 m ²	2072.2 m ²
3 THIRD FLOOR		513.8 m ²	513.8 m ²
4 FOURTH FLOOR + ROOF		841.7 m ²	841.7 m ²
Grand Total: 5		9083.1 m ²	9083.1 m ²

CAPITAL HOUSE, CHURCH STREET, ST HELIER



- Rentable Office Areas
- WC and Communal Areas
- Shared Roof Garden



① FOURTH FLOOR + ROOF
1 : 100

NET (NRA) Area Schedule		
Level	Area	Area SF
0 GROUND FLOOR	1562.2 m ²	1683.0 m ²
1 FIRST FLOOR	207.2 m ²	2165.6 m ²
2 SECOND FLOOR	207.2 m ²	2165.6 m ²
3 THIRD FLOOR	207.2 m ²	2165.6 m ²
4 FOURTH FLOOR + ROOF	151.8 m ²	1679.5 m ²
Grand Total	841.7 m ²	9259.5 m ²



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Prepared for:
Palladium Investments & Securities Ltd

Project Name:
Capital House

Project Location:
Church Street, St Helier

Project Description:
Proposed Fourth Floor + Roof Plan -
TSP-10-PT1

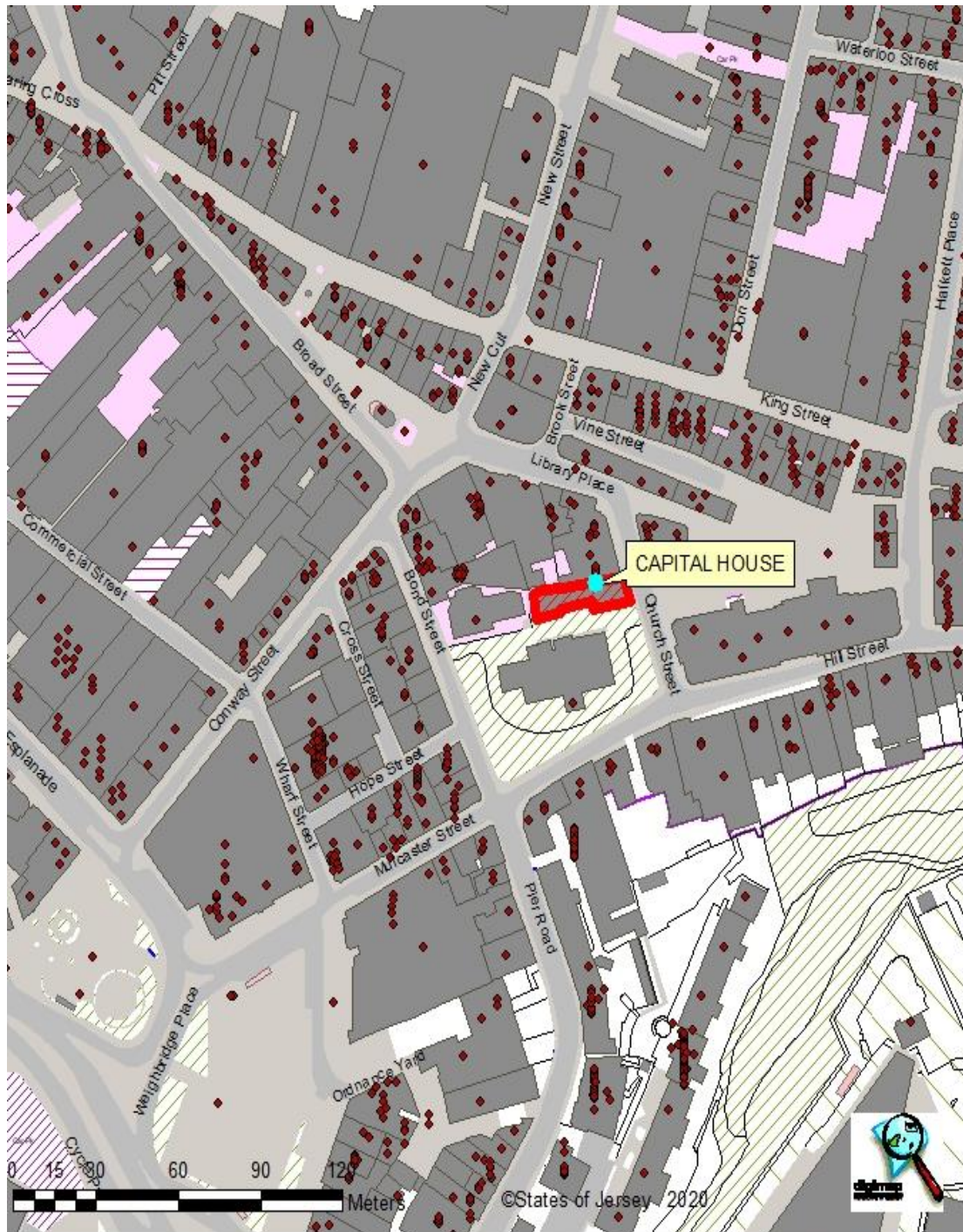
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Project Reference:
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Project Number:
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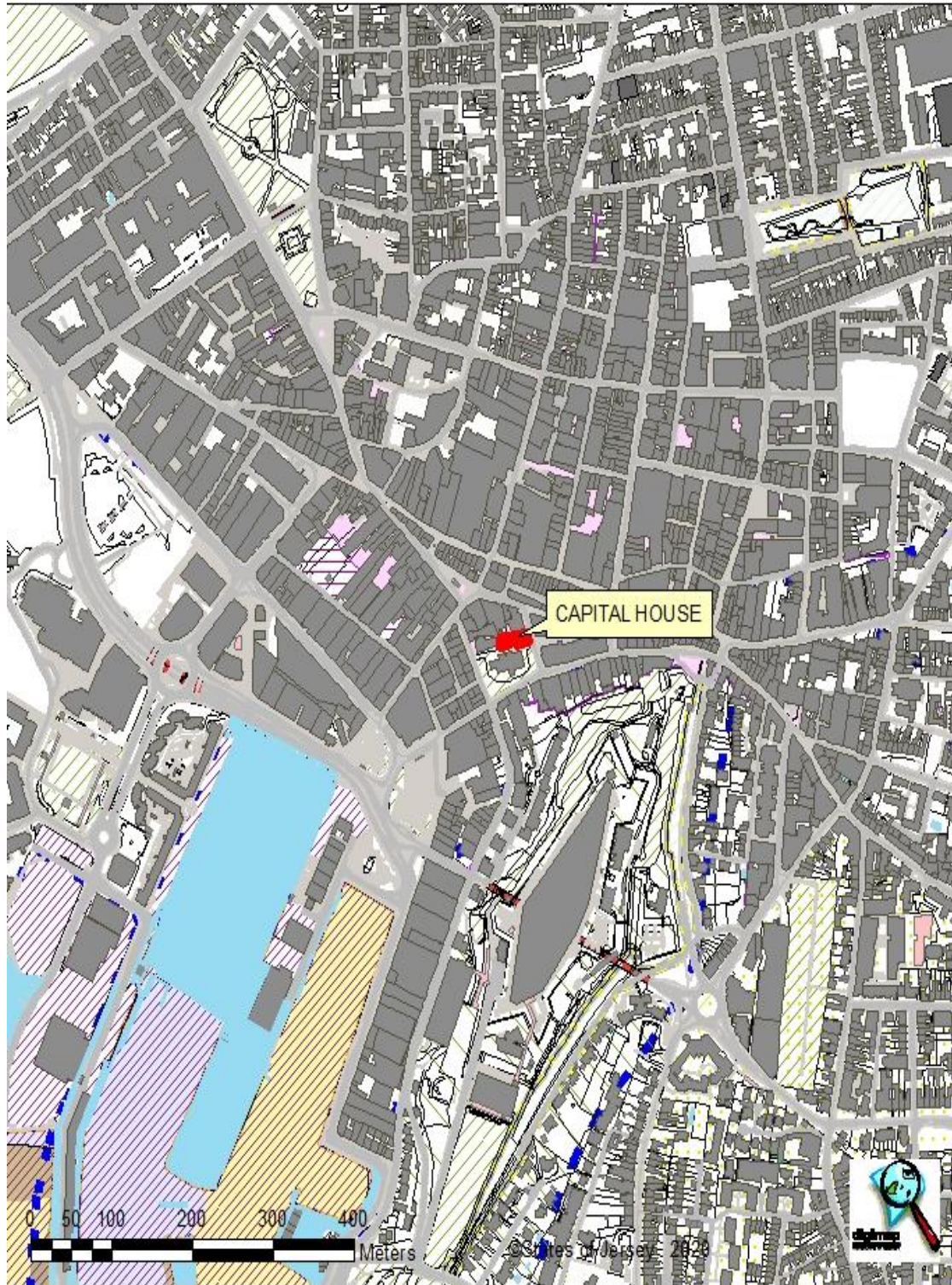
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