

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME FIRST OR FOURTH FLOOR OFFICES 17/18 ESPLANADE ST HELIER JERSEY



**FIRST FLOOR – 6,892 SQ.FT.
OR FOURTH FLOOR – 3,463 SQ.FT.
NEW FLEXIBLE SUB-LEASES AVAILABLE**

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



17/18 Esplanade St Helier

LOCATION

The property is located in the heart of Jersey's Financial Business District and prime office area, fronting the Esplanade. More specifically, the premises are situated on the North side of the Esplanade, mid-way between the junctions with Conway Street and Castle Street.

The Esplanade is Jersey's recognised prime office area with nearby occupiers including Lloyds Bank, Investec Bank, Hawksford, Apex, Jersey Financial Services Commission, PWC, KPMG, Regus, Appleby, CPA and EY to name but a few.

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

DESCRIPTION

The property is a purpose built 5 storey modern office building, finished to a BCo Category A standard. Either the first floor or the fourth floor are available.

- Suspended ceilings;
- Integral LED fluorescent lighting;
- Comfort cooling/ comfort heating;
- Double glazing;
- Raised floors with Cat 6A cabling;
- Lift access;
- Carpeting throughout;
- Male, female and disabled WC facilities;
- Shower facilities;
- Kitchenette facilities;
- Shared 'comms' room facilities.

The premises benefit from 2 entrances, firstly off 18 Esplanade itself but also through the architecturally pleasing secondary entrance at 32 Commercial Street.

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ACCOMMODATION

1 ST Floor	6,892 sq.ft.
4 th Floor	3,463 sq.ft.

We attach floor plans showing both floors, for reference purposes.

There are also potentially up to 3 car parking spaces available.

TENURE

The premises are available for a term to expire on 1 June 2024.

A service charge will be levied to cover the general running costs of the space, however, the sub-lessee shall not be responsible for any capital replacement that may be required in respect of the exterior fabric of the property, lifts or air conditioning.

Rent reviews are 3 yearly in line with the percentage uplift in the head lease rent review, with the next review due in October 2021.

RENTAL

£30 per sq.ft.

£3,500 per annum per car space.

OCCUPATION

Immediately on completion of legal formalities.

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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.

VIEWING

By contacting the vendor's agent:

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

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

17/18 Esplanade St Helier

First Floor Offices



17/18 Esplanade St Helier

First Floor

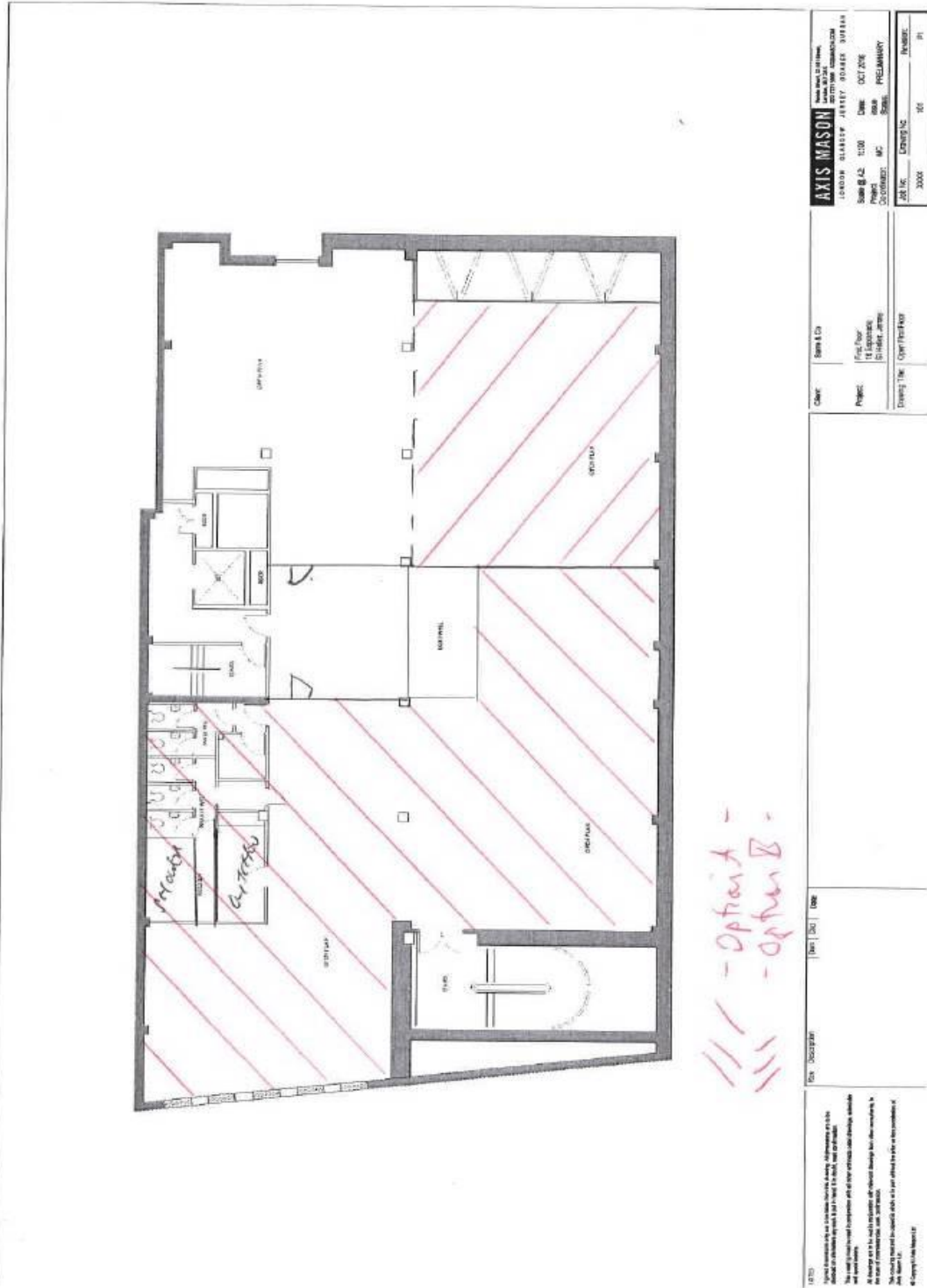


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Fourth Floor Offices

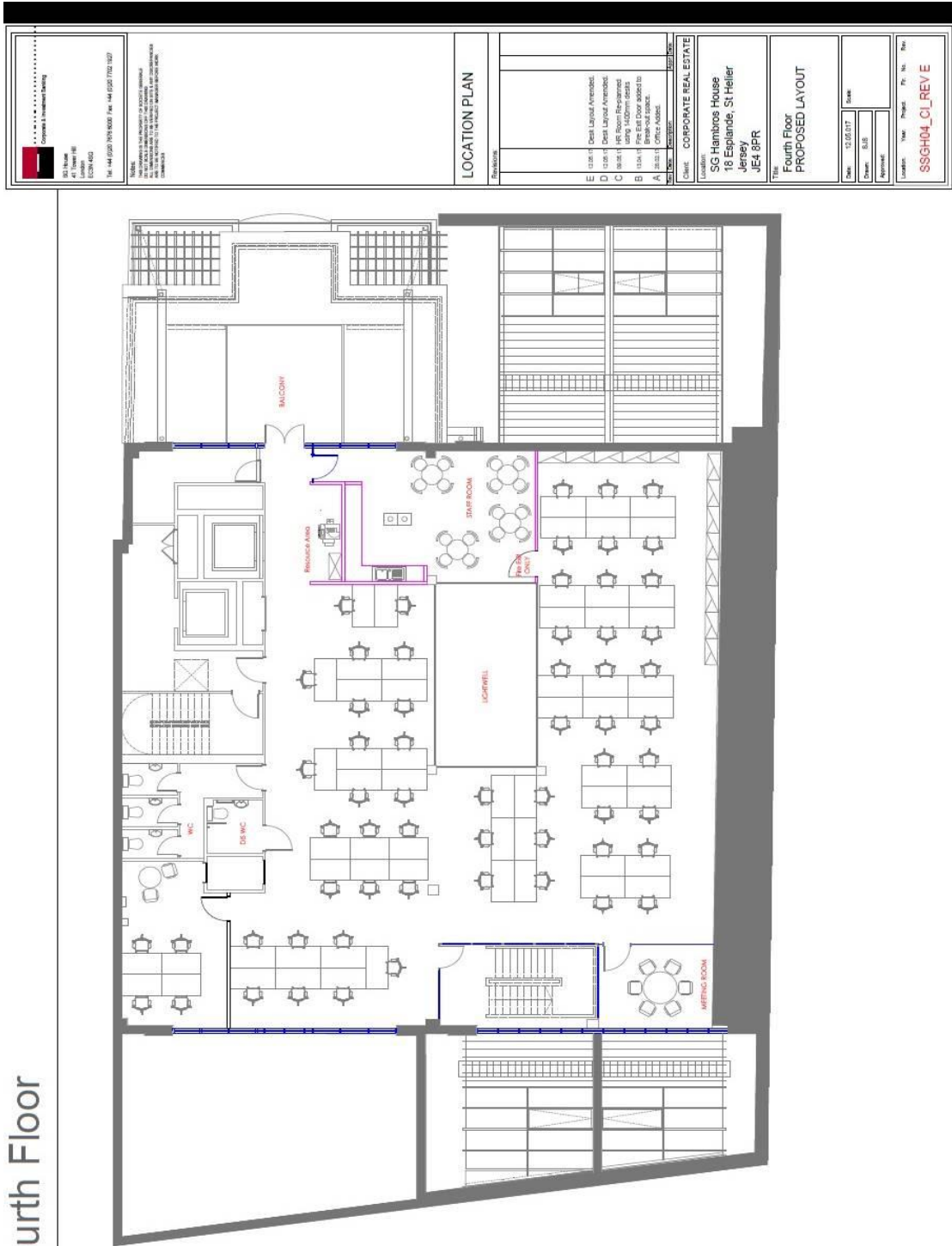


17/18 Esplanade St Helier



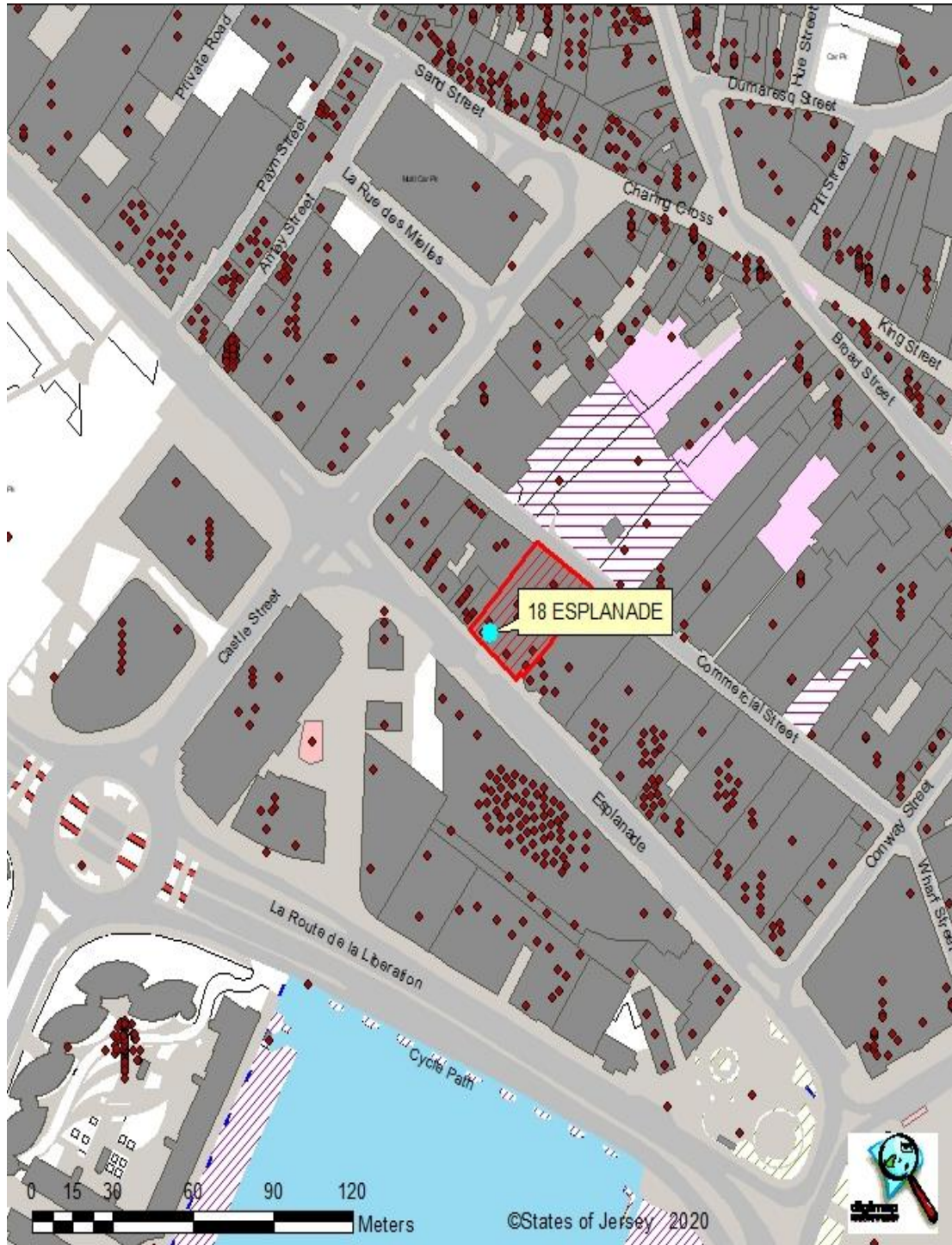
17/18 Esplanade St Helier

Fourth Floor



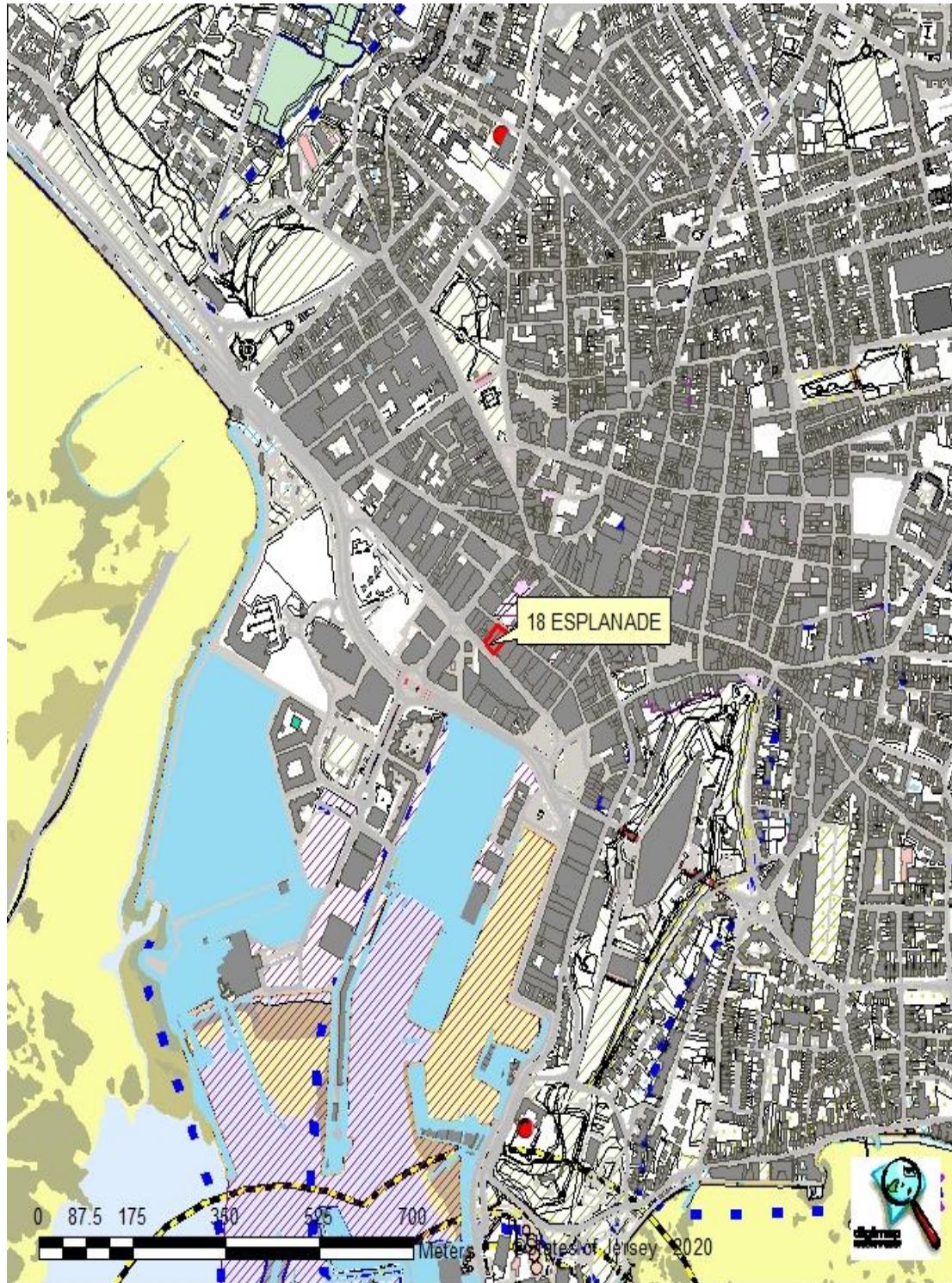
<p>Sarre and Company Corporate Real Estate Agency</p> <p>16 Gloucester Street St Helier Jersey JE2 3QR</p> <p>Tel: +44 (0)20 7016 6007 Fax: +44 (0)20 7762 1327</p> <p><small>MEMBER OF THE ASSOCIATION OF REAL ESTATE AGENTS (AOREA) AND THE ASSOCIATION OF REAL ESTATE AGENTS (AARE)</small></p>	LOCATION PLAN																		
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