

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

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



**FIRST FLOOR –
3,500 SQ.FT UP TO 5,150 SQ.FT
FOURTH FLOOR – 3,433 SQ.FT
NEW FLEXIBLE SUB-LEASE**

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 Ernst Young 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. The available space was recently refurbished and forms either part of the first floor or fourth floor and provides efficient open plan style accommodation benefitting from the following amenities:-

- 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.

17/18 Esplanade St Helier

ACCOMMODATION

The available space is either part first floor or the entire fourth floor.

On the first floor, the available offices extend to in between 3,550 sq.ft up to 5,150 sq.ft. Alternatively, the whole of the fourth floor offices comprising 3,433 sq.ft with 29 sq.ft storage is available.

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 by way of a new sub-lease to expire on 31 August 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.

17/18 Esplanade St Helier

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, Julian Roffe FRICS MCI. Arb
or Annie Bolle-Jones**

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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



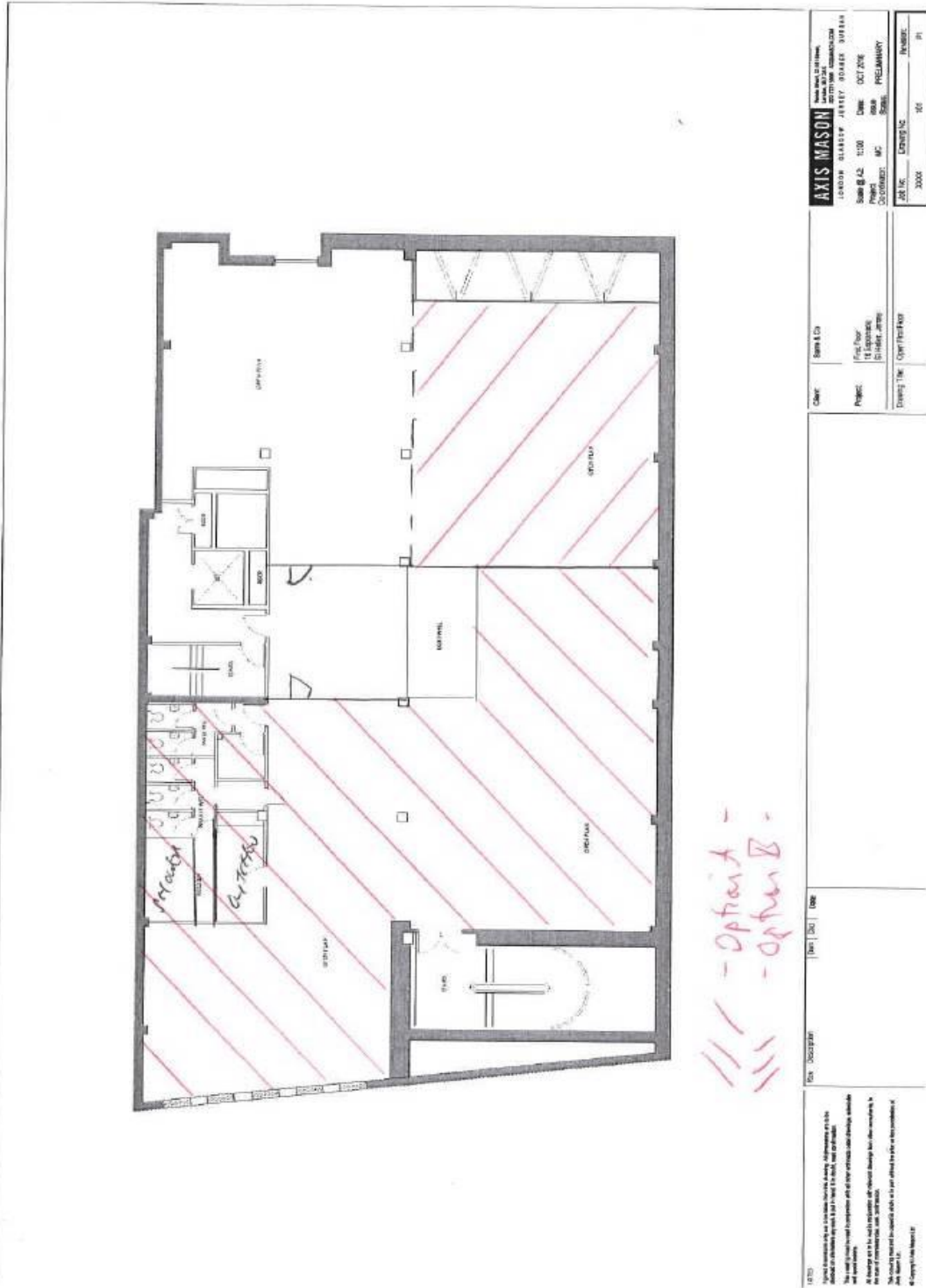
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Fourth Floor Offices



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AXIS MASON
 140008 844849 41171 090421 10114
 140008 844849 41171 090421 10114
 Scale 1:2 1:100 Date OCT 2016
 Project 17 Esplanade
 Drawing No. 02
 Drawing Title: PRELIMINARY
 2016: CHANGING 05
 2006: 05
 11

Client: Sarre & Co
 Project: 17 Esplanade
 Drawing Title: Option A/B

17/18
 17/18 Esplanade St Helier Jersey Channel Islands JE2 3QR
 The client has instructed the architect to prepare a preliminary floor plan for the building at 17/18 Esplanade St Helier Jersey Channel Islands JE2 3QR.
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Fourth Floor

LOCATION PLAN

REVISIONS

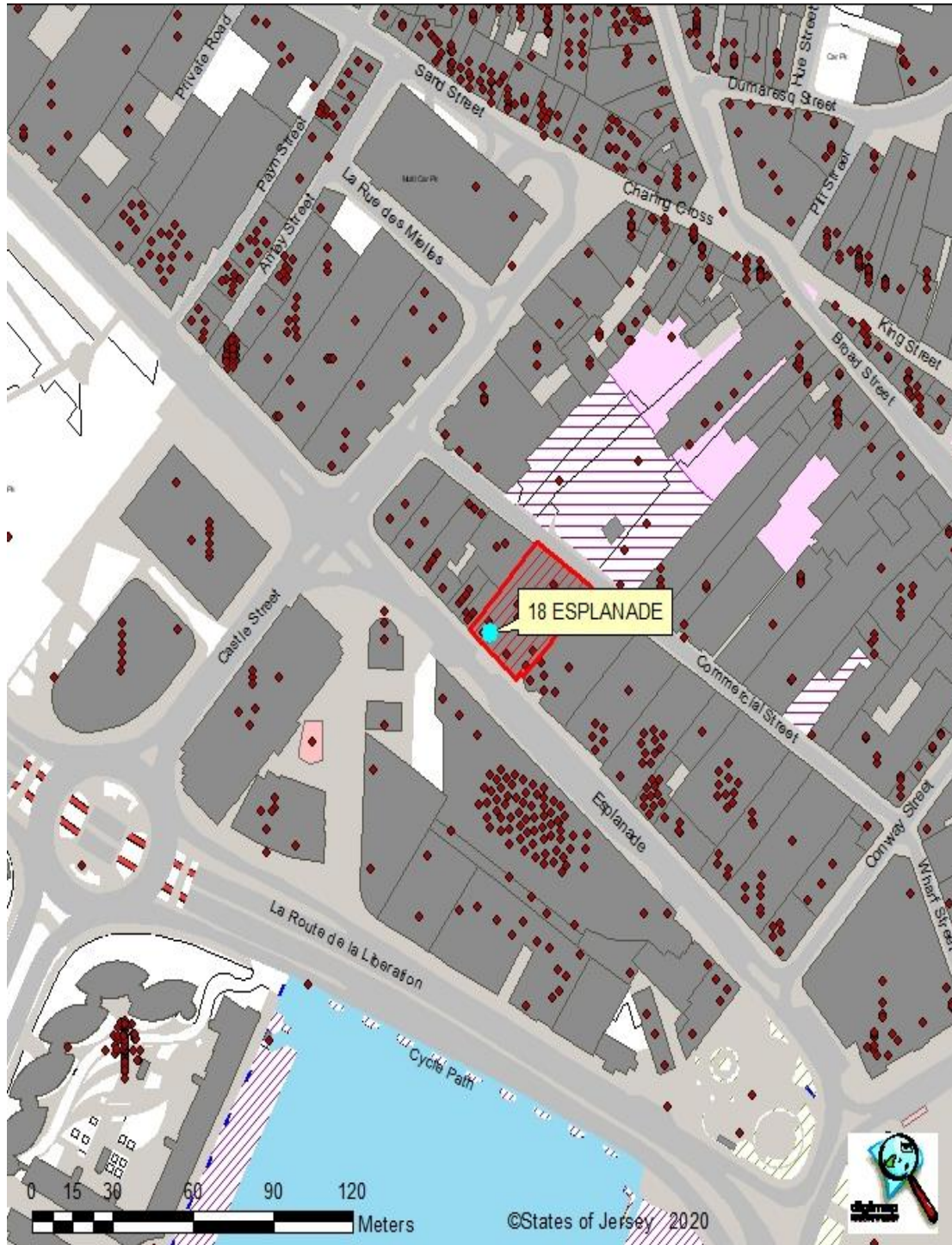
E	11/2017	Desk Layout Amendment
D	11/2017	Desk Layout Amendment
C	10/2017	Desk Layout Amendment adding 1400mm desks
B	11/2016	Fire Exit Door added to previous layout.
A	24/02/17	Original layout

Client: CORPORATE REAL ESTATE
Location: SG Hambros House
16 Esplanade, St Helier
Jersey
JE4 8PR
Title: Fourth Floor
PROPOSED LAYOUT

Date:	23/03/17
Drawn:	SJS
Approved:	

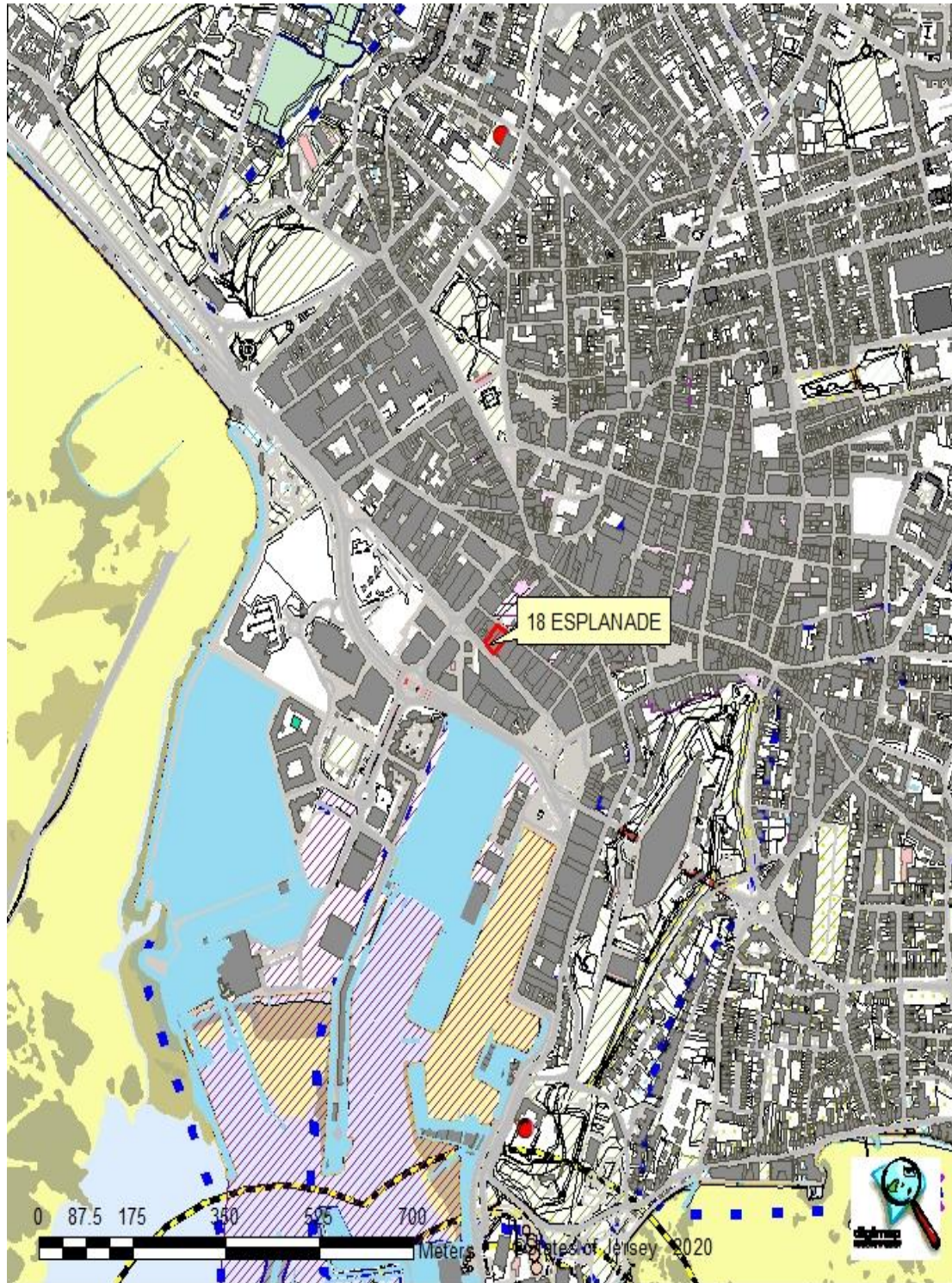
Location: Name: Project: Pn: No: Rev: SSGH04_CI_REV E

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