

Commercial Property Office Opportunity



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICE DEVELOPMENT 8/9 ESPLANADE AND 8/10/12 COMMERCIAL STREET ST HELIER, JERSEY



**BESPOKE BUILDING
13,738 SQ.FT. UP TO
42,264 SQ.FT.**

TO LET AS A WHOLE OR IN PART

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
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8/9 ESPLANADE, ST HELIER, JERSEY

LOCATION

The site is located in the heart of Jersey's Financial Business District and the AAA Prime Office Area, fronting the Esplanade.

This location benefits from being within close proximity to Patriotic Street and Pier Road multi storey car parks and is within 200 yards of the impressive Waterfront leisure development, along with Jersey's premier marinas and harbours.

Nearby occupiers include Investec Bank, Equiom Trustees, Barclays Bank, Triton, Lloyds Bank, SG Kleinwort Hambros, Hawksworth, Messrs Appleby, Regus, Jersey Trust Company along with the Jersey International Finance Centre which further accommodates BNP Paribas, UBS AG, Ashburtons, CVC Capital Partners and Sanne Plc, to name but a few.

We attach a location and site plan for reference purposes.

DESCRIPTION

The proposals are for a principal five storey office development, which is capable of being occupied by a single tenant or numerous tenants, with the design focusing on flexibility and efficiency.

The development will incorporate elements of the existing historical facades and features whilst delivering a high specification building meeting all modern day standards.

In addition, to the rear there is a further smaller office building behind listed historical facades, which can be interconnected with the main Esplanade building.

We attach floor plans for reference purposes which are capable of adaption to meet a particular tenant's requirement.

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SPECIFICATION

The principal building will be constructed to BCo CAT A specification throughout, with a BREEAM rating. The proposed base-build includes the following:-

- Suspended ceilings.
- Integral low energy LED recess lighting.
- Comfort heating/comfort cooling.
- Lift access to all floors,
- Fully accessible raised floors,
- Efficient open plan working area.
- Secure parking.
- Secure bike parking.
- Shower block with changing facilities.
- Impressive entrances and circulation areas.

The full specification and details are available on request.

ACCOMMODATION

The Esplanade development will provide for up to 36,401 sq.ft. of offices on ground and four upper floors, along with the capability for incorporating the interconnecting Commercial Street building of 5,863 sq.ft, bringing the total up to 42,264 sq.ft.

The design enables the building to be occupied by a single tenant, or alternatively multiple tenants. The approximate areas are as follows:

Main Esplanade Building

Ground Floor	5,162 sq.ft.	(479.6 sq.m.)
First Floor	8,576 sq.ft.	(796.7 sq.m.)
Second Floor-	8,576 sq.ft.	(796.7 sq.m.)
Third Floor	- 7,479 sq.ft.	(694.8 sq.m.)
Fourth Floor	- <u>6,608 sq.ft.</u>	<u>(613.9 sq.m.)</u>
Total	36,401 sq.ft.	(3,381.7 sq.m.)

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The areas of the interconnecting building fronting Commercial Street are as follows:

Second Building

First Floor	2,125 sq.ft.	(197.4 sq.m.)
Second Floor-	2,125 sq.ft.	(197.4 sq.m.)
Third Floor	-	<u>1,614 sq.ft.</u> <u>(149.9 sq.m.)</u>
Total	5,864 sq.ft.	(544.7 sq.m.)

**Total Office Space
of both buildings** **42,264 sq.ft.** **(3,926.4 sq.m.)**

There are 8 secure private car spaces available.

OCCUPANCY LEVELS

The building is capable of high density occupation, however, using an institutionally acceptable range of one person per 108 sq.ft. down to 86 sq.ft. per person, would give a comfortable range for the whole building of 390 occupants up to 487 sq.ft.

INITIAL "TEST TO FIT"

The developer is happy to assess the capabilities of the building for a specific tenant, by way of undertaking various bespoke "test to fit" exercises.

DICENNIAL INSURANCE AND WARRANTIES

A comprehensive decennial insurance policy will be made available, along with the usual developer and sub-contractor collateral warranties.

TENURE

The landlord wishes to secure a pre-let on the building as a whole or in part, with a suitable tenant of sufficient covenant, on standard institutional fully repairing and insuring style lease terms.

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RENTAL

On application.

AVAILABILITY/COMPLETION

Early/mid 2023.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS

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16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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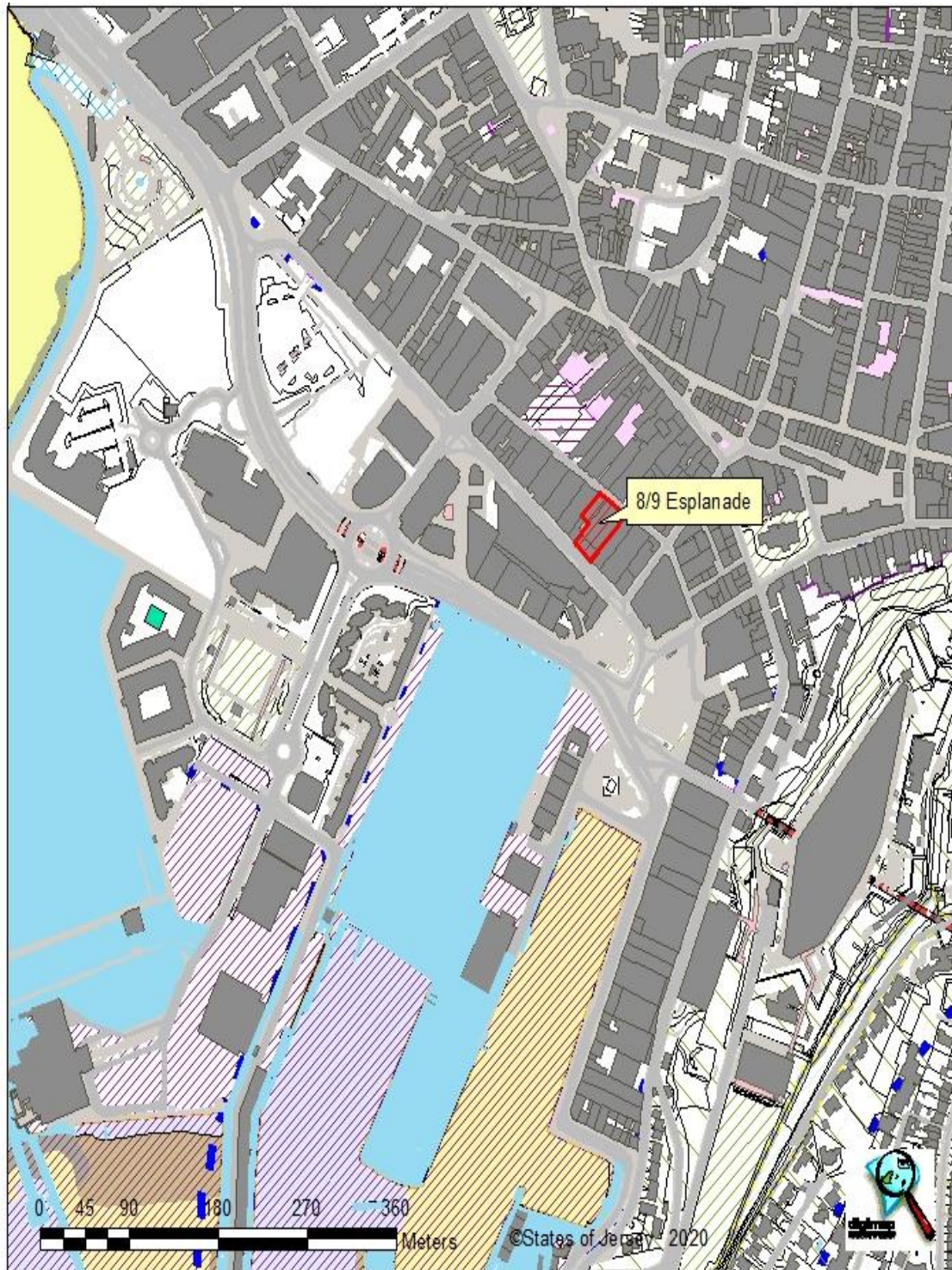
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

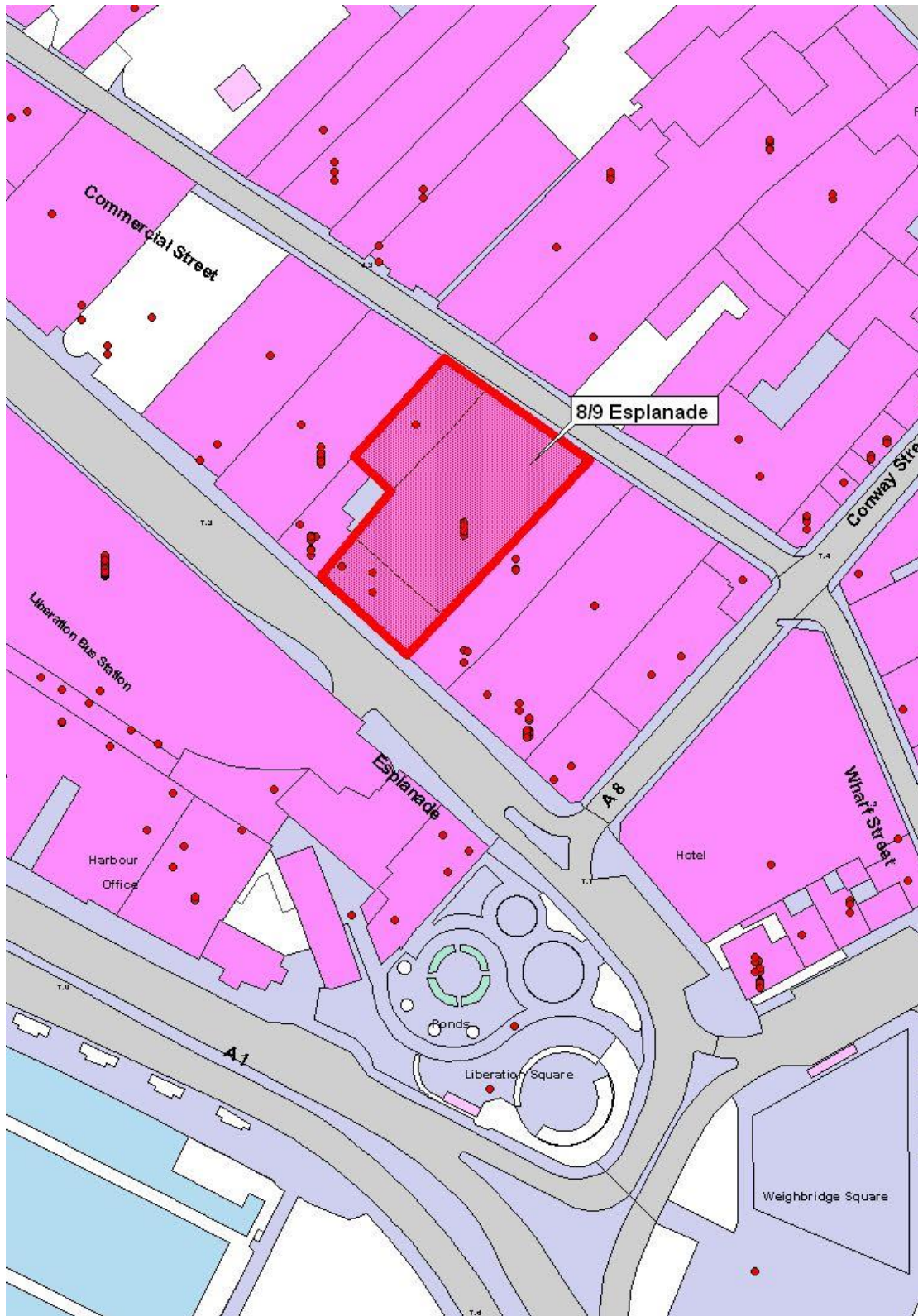
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

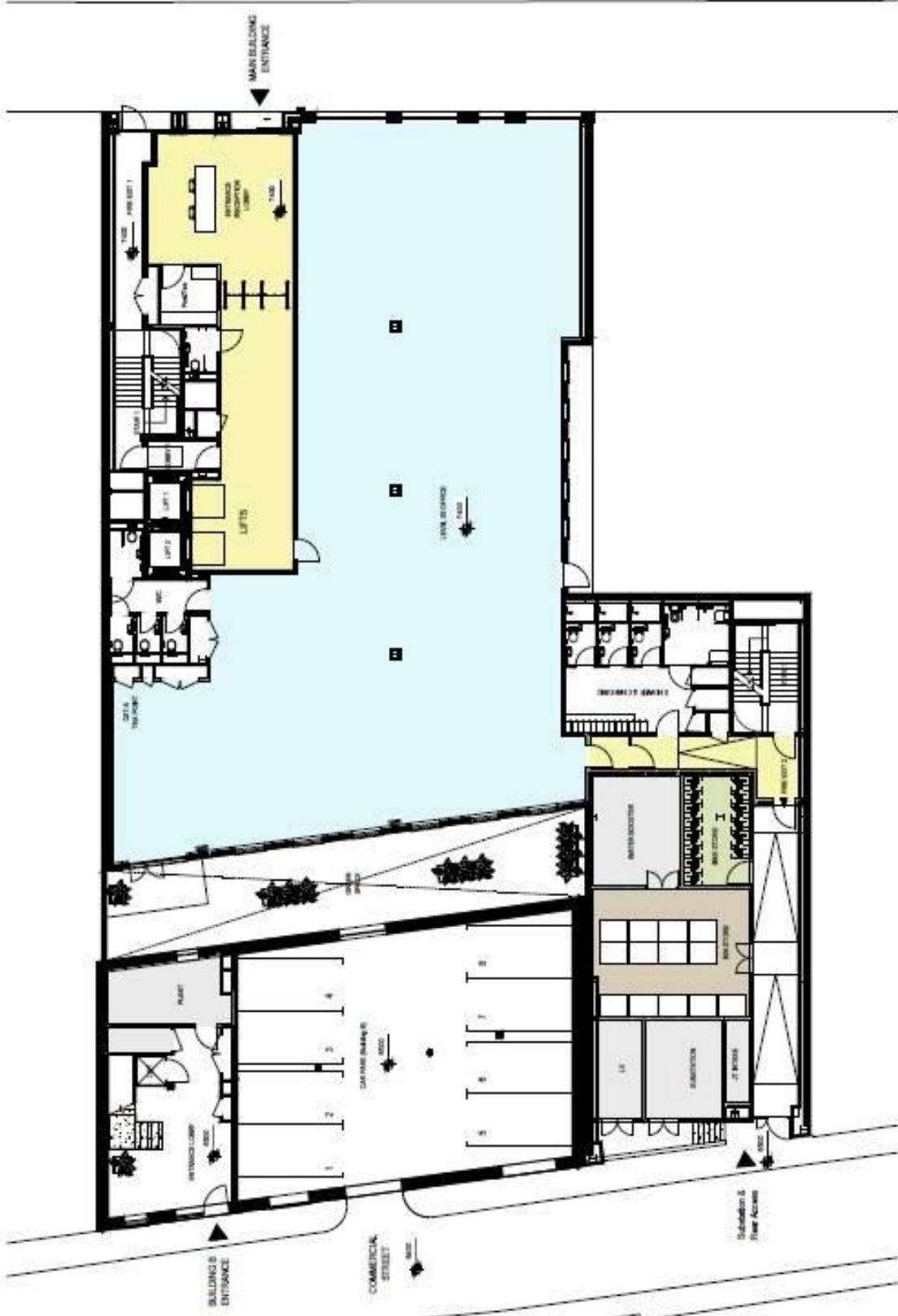
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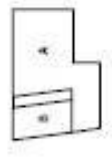
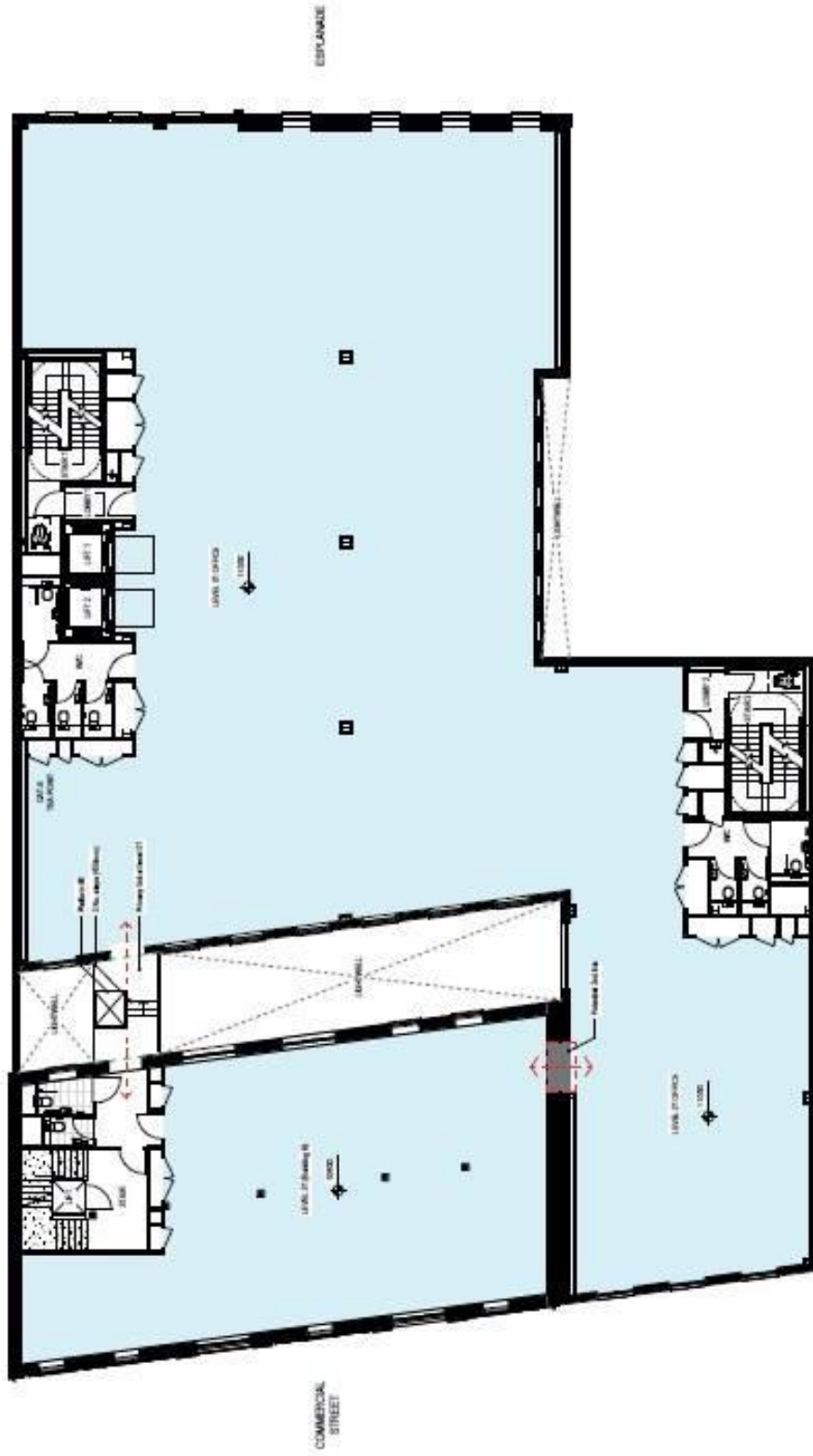
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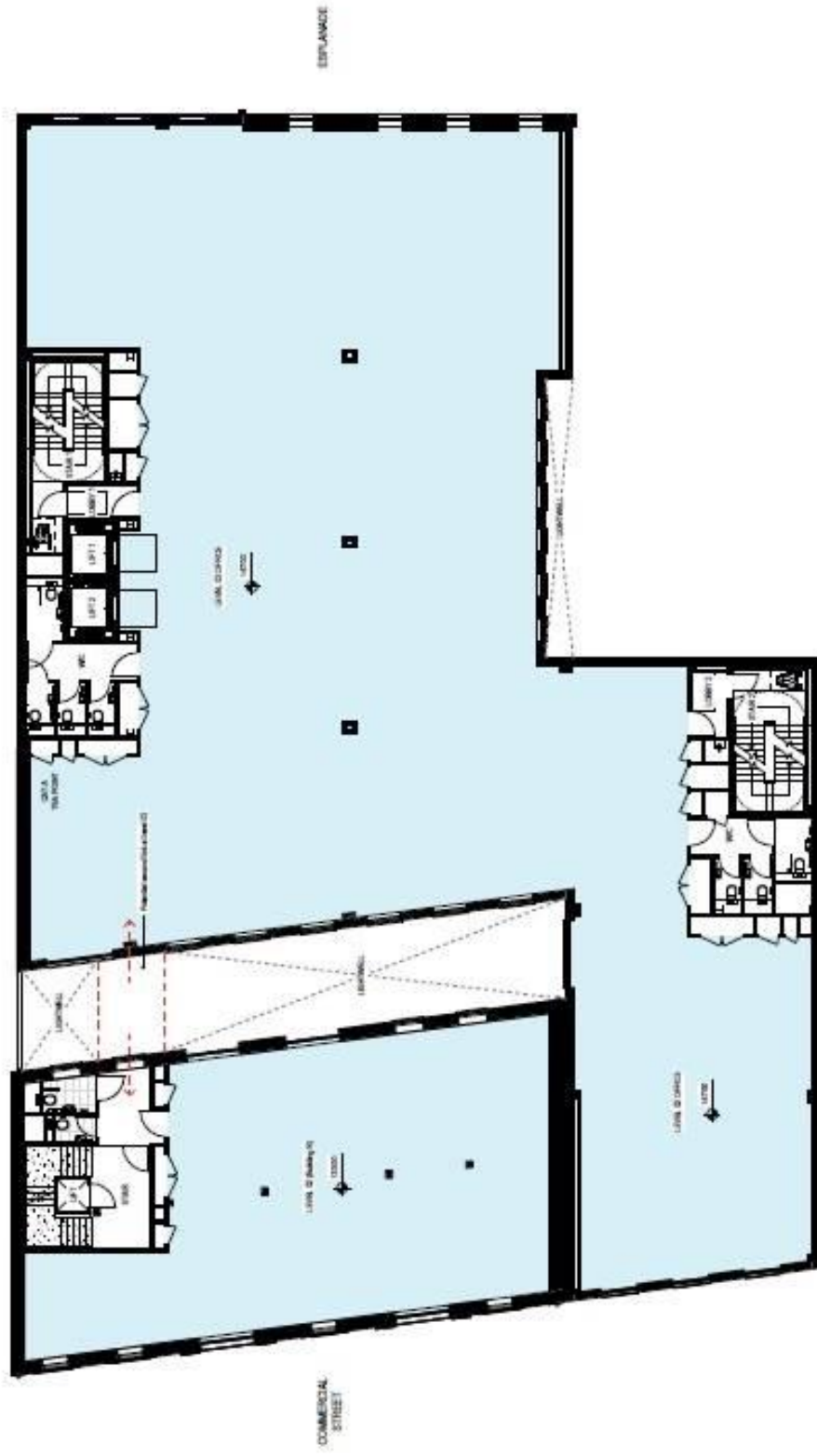
NIA - LEVEL 00

BUILDING A -
 Entrance/Reception - 90.7 sqm (976 sqft)
 Office - 479.6 sqm (5,162 sqft)

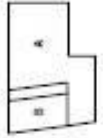
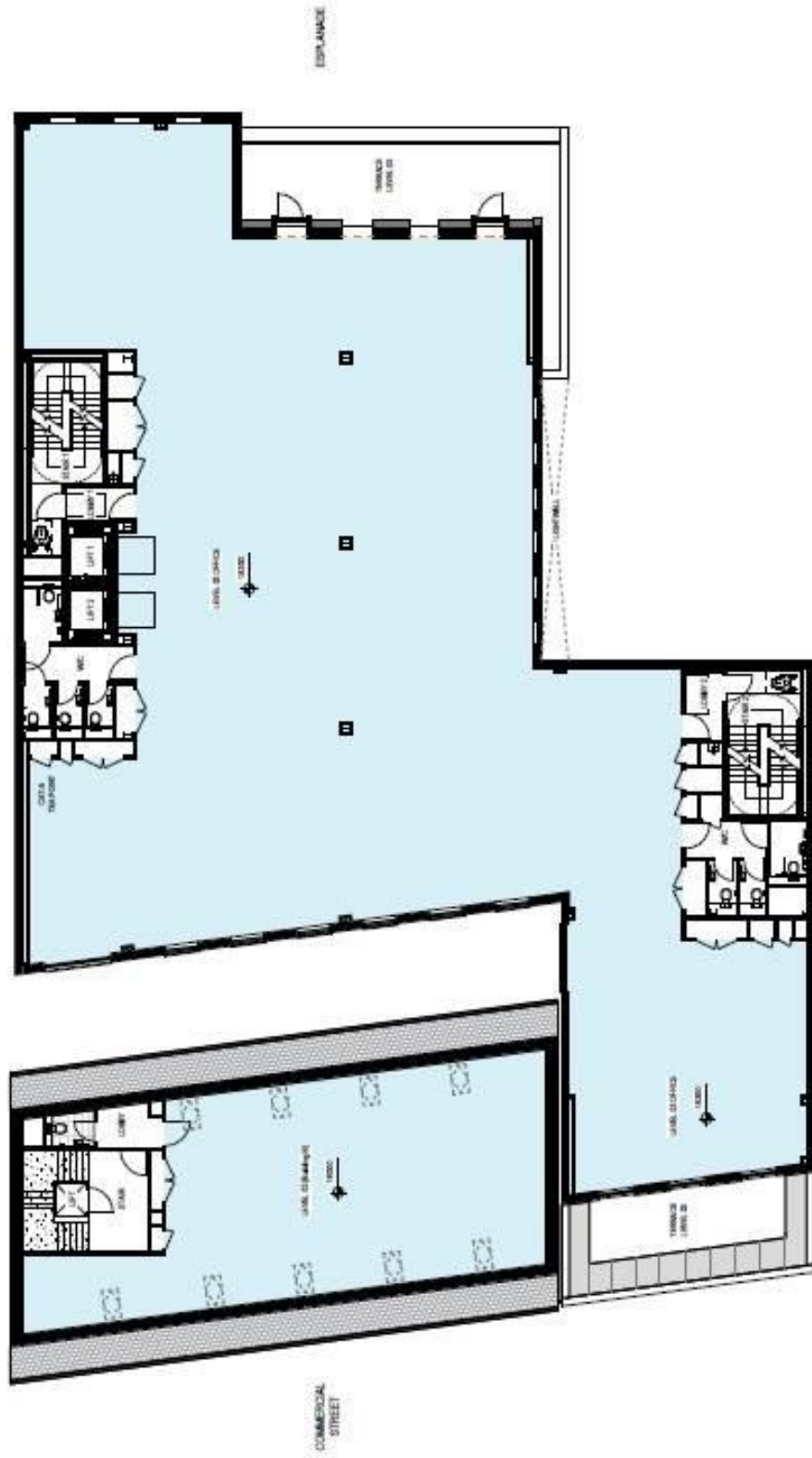
BUILDING B -
 Entrance - 31.9 sqm (344 sqft)
 Car park - 8 car parking spaces



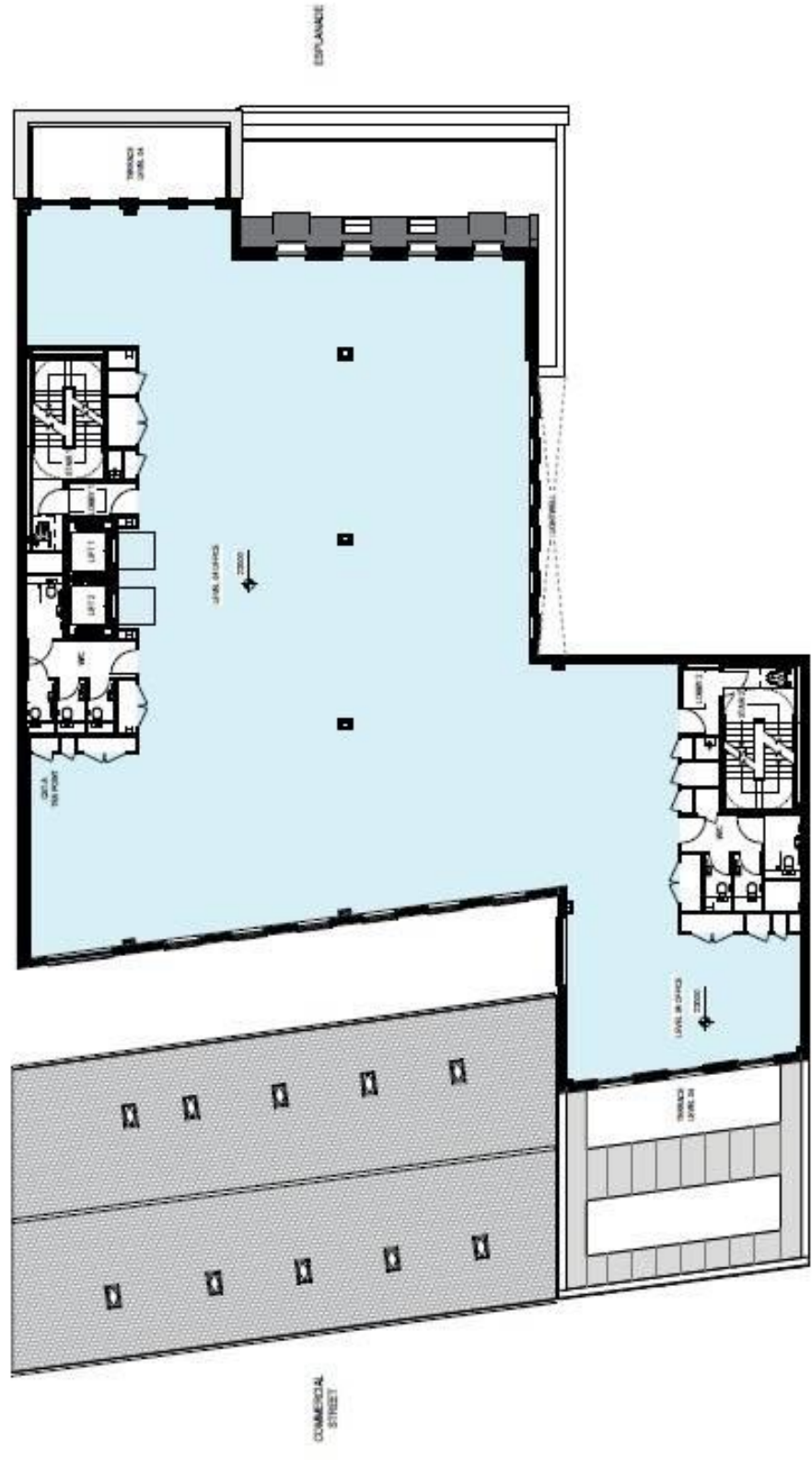
NIA - LEVEL 01
BUILDING A - 736.7 sqm (8,576 sqft)
BUILDING B - 197.4 sqm (2,125 sqft)



NIA - LEVEL 02
BUILDING A - 796.7 sqm (8,576 sqft)
BUILDING B - 197.4 sqm (2,125 sqft)



NIA - LEVEL 03
BUILDING A - 694.8 sqm (7,476 sqft)
BUILDING B - 149.9 sqm (1,614 sqft)



N/A - LEVEL 04
BUILDING A - 613 sqm (6,608 sqft)

ELEVATION IS SUBJECT TO AMENDED PLANNING APPROVAL

