

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICE SUITE INTERNATIONAL FINANCE CENTRE ESPLANADE ST HELIER JERSEY



5,888 SQ.FT.

+ PARKING

TO LET



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



INTERNATIONAL FINANCE CENTRE ESPLANADE ST HELIER

LOCATION

The International Finance Centre, Block 4 (IFC 1), is one of the most high profile, prime office buildings within St Helier's Central Business District.

More specifically, the building occupies a prominent corner position fronting both the Esplanade and Castle Street.

For reference purposes, we attach a location plan and site plan.

DESCRIPTION

The property is a full-spec, BCo Cat A office building with a Breeam rating. The available space forms part of the 2nd floor and provides the following specification:

- Comfort cooling/comfort heating;
- Suspended ceilings;
- Integral LED lighting;
- Double glazing;
- Fully accessible raised floors;
- Treble lift access to all floors;
- Excellent natural light provision;
- Efficient open plan floor plates;
- Basement parking and bike storage area;
- Basement showers and changing facilities.

In addition to the above, the current occupiers have fitted out the unit to an exceptionally high standard and the offices are potentially available fully furnished, subject to segregation.

We attach a floor plan showing the existing layout, along with how the floor could be segregated, for reference purposes.

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ACCOMMODATION

Part 2nd Floor Demise A 5,888 sq.ft. (547 sq.m.)

Depending on the specific lessee's requirement, various basement car spaces can be made available by negotiation.

TENURE

The accommodation is available by way of a new 9 year fully repairing and insuring style sub-lease, with 3 yearly rent reviews to Open Market Value, in line with the overriding head-lease.

RENTAL

Offices £38.50 per sq.ft.

Parking £4,000 per annum per car space

OCCUPATION

On 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 sub-lessor and superior lessor.

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VIEWING

By contacting the head leaseholder's sole agent:

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

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

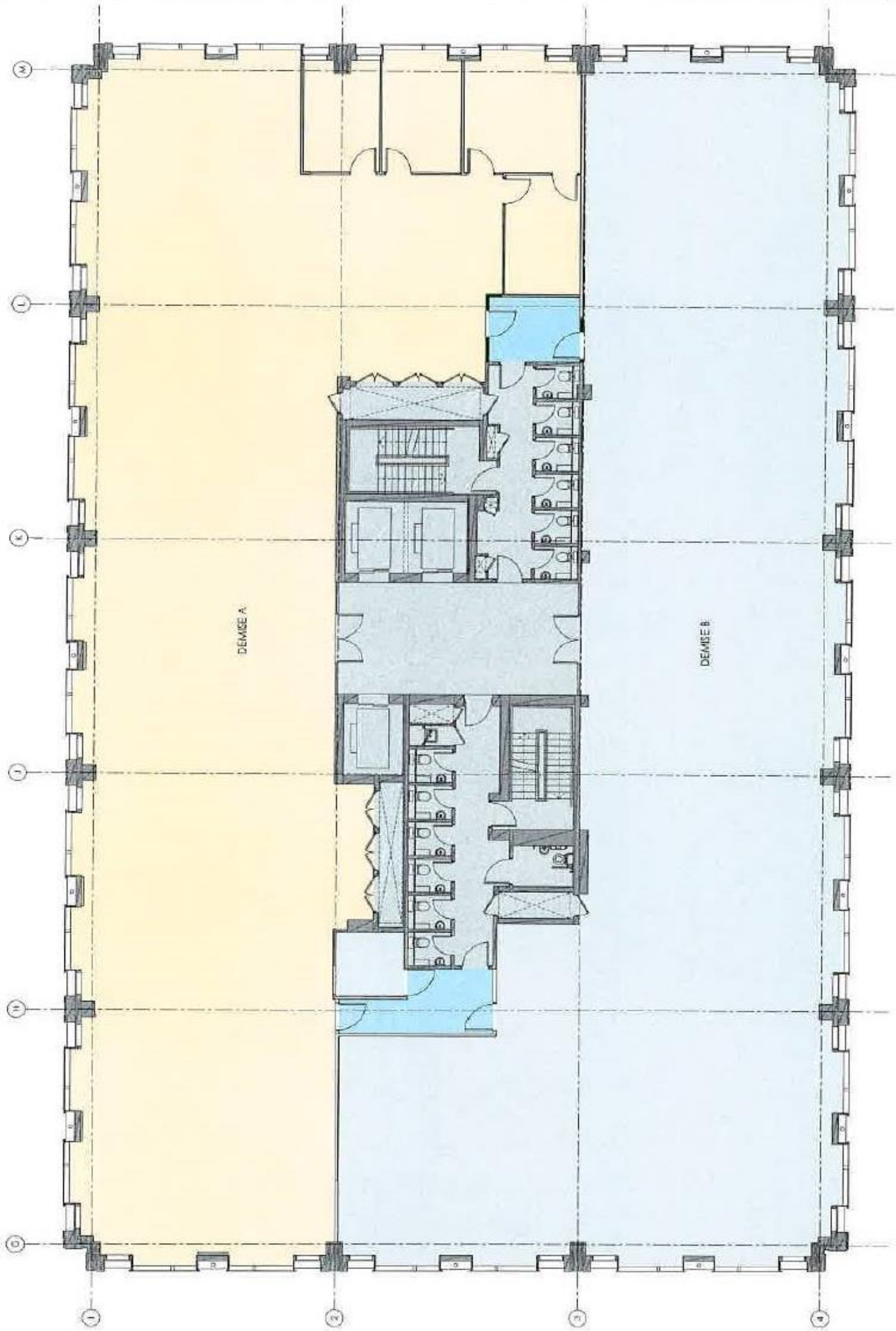
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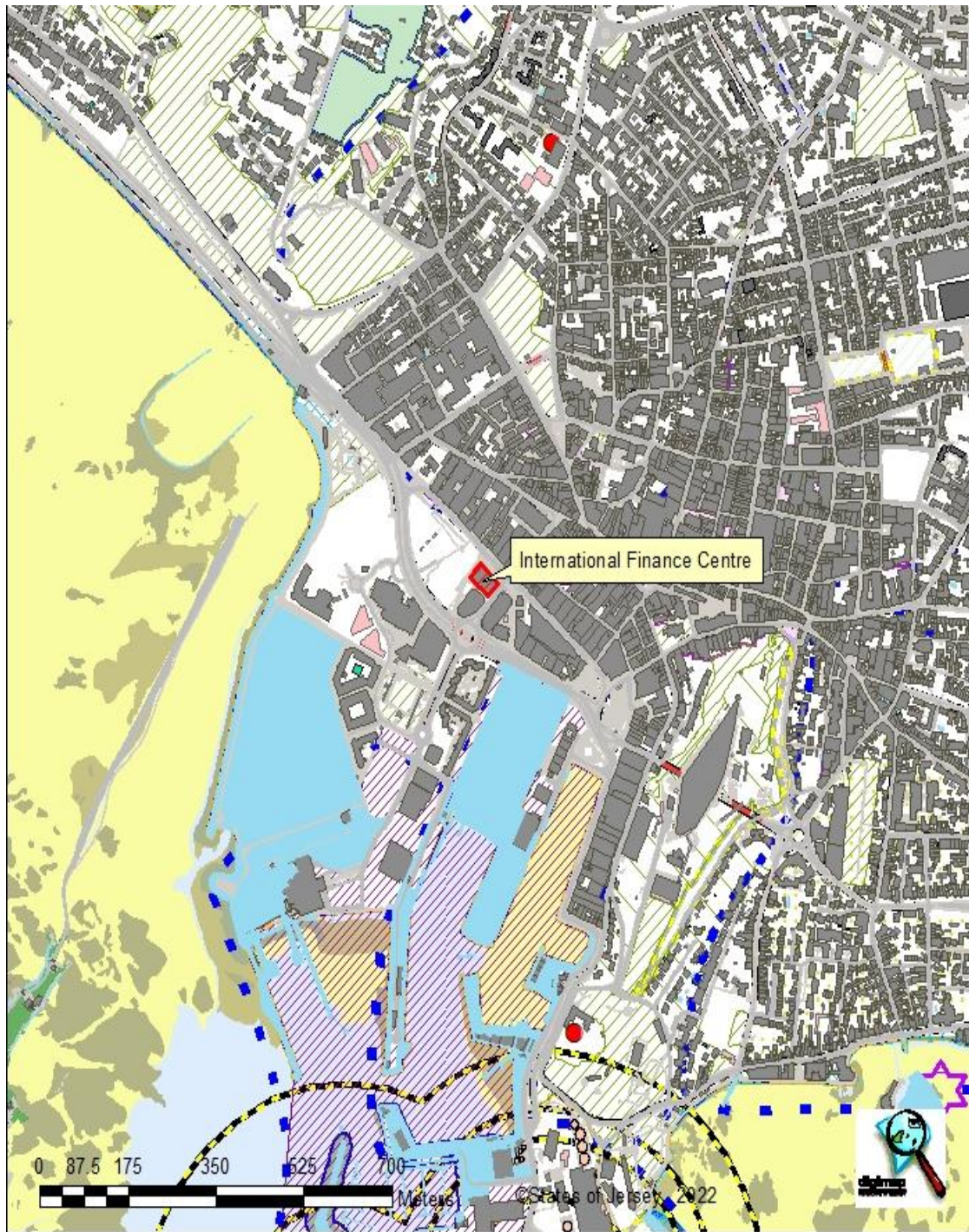
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



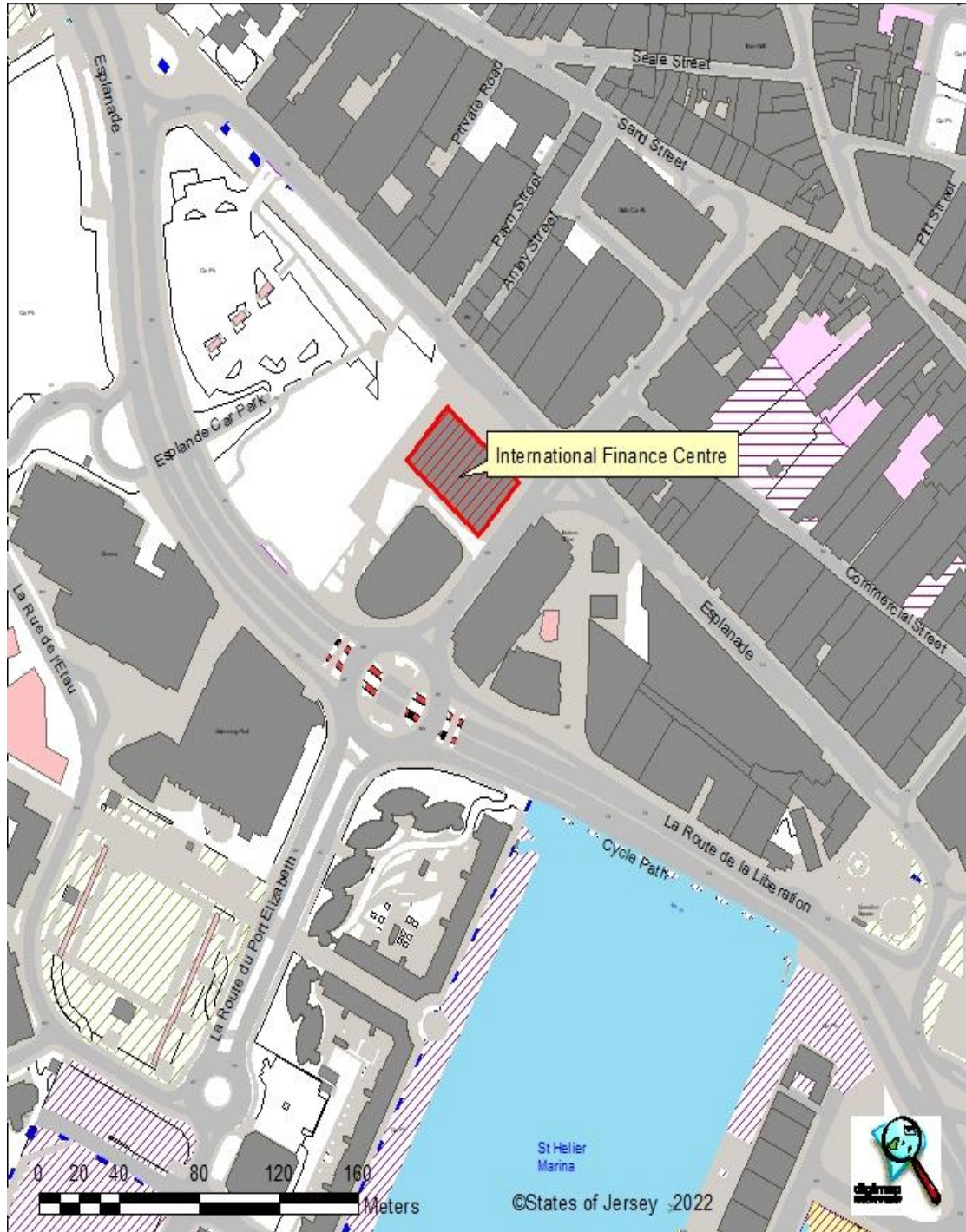
AREAS

 DEMISE A	547m ²
 DEMISE B	538m ²
 COMMUNAL	20m ²

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