

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PRIME OFFICES 11-12 ESPLANADE ST HELIER JERSEY



**5,054 SQ.FT., 11,363 SQ.FT.  
UP TO 24,475 SQ.FT.**

**WITH AMPLE PARKING  
TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 11-12 ESPLANADE ST HELIER

## LOCATION

The property is prominently situated in St Helier's prime office location within the heart of the Central Business District.

More specifically, the premises are conveniently located on the Northern side of the Esplanade, midway between the junctions with Castle Street and Conway Street.

We attach a location plan for reference purposes.

## DESCRIPTION

The premises consist of a purpose-built office building which is in the process of being comprehensively refurbished to provide a modern-day full Cat A specification:

- Open floor plans
- Suspended ceilings
- Integral LED lighting
- Comfort cooling/heating
- Fully accessible raised floors
- Central natural lightwell
- Dual lift access to all floors
- Modern tea point, WC, shower and locker facilities
- Secure basement vehicle and bicycle parking

## ACCOMMODATION

The approximate Net Internal Areas of the premises are as follows:

Ground Floor Reception	570 sq.ft.
Ground Floor	5,054 sq.ft.
First Floor	6,309 sq.ft.
Second Floor	6,384 sq.ft.
Third Floor	<u>6,158</u> sq.ft.
<b>TOTAL</b>	<b>24,475</b> sq.ft.

Basement car parking is available along with bicycle parking areas.

# 11-12 ESPLANADE ST HELIER

## **TENURE**

The premises are available as a whole or on a floor by floor basis on new fully repairing and insuring style leases for a duration of 15 years, subject to 3 yearly Open Market rent reviews.

## **TEST TO FIT**

The owners are happy to undertake a bespoke test to fit exercise for an interested tenant to show the capabilities of the building for occupational purposes.

## **AVAILABILITY**

The premises are available by way of pre-let, with occupation being on completion of the Owner's comprehensive refurbishment of the entire building, estimated to be late Spring 2025.

## **RENTAL**

On application.

## **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 lessor.

# 11-12 ESPLANADE ST HELIER

## VIEWING

By contacting the Owner's sole agent:

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

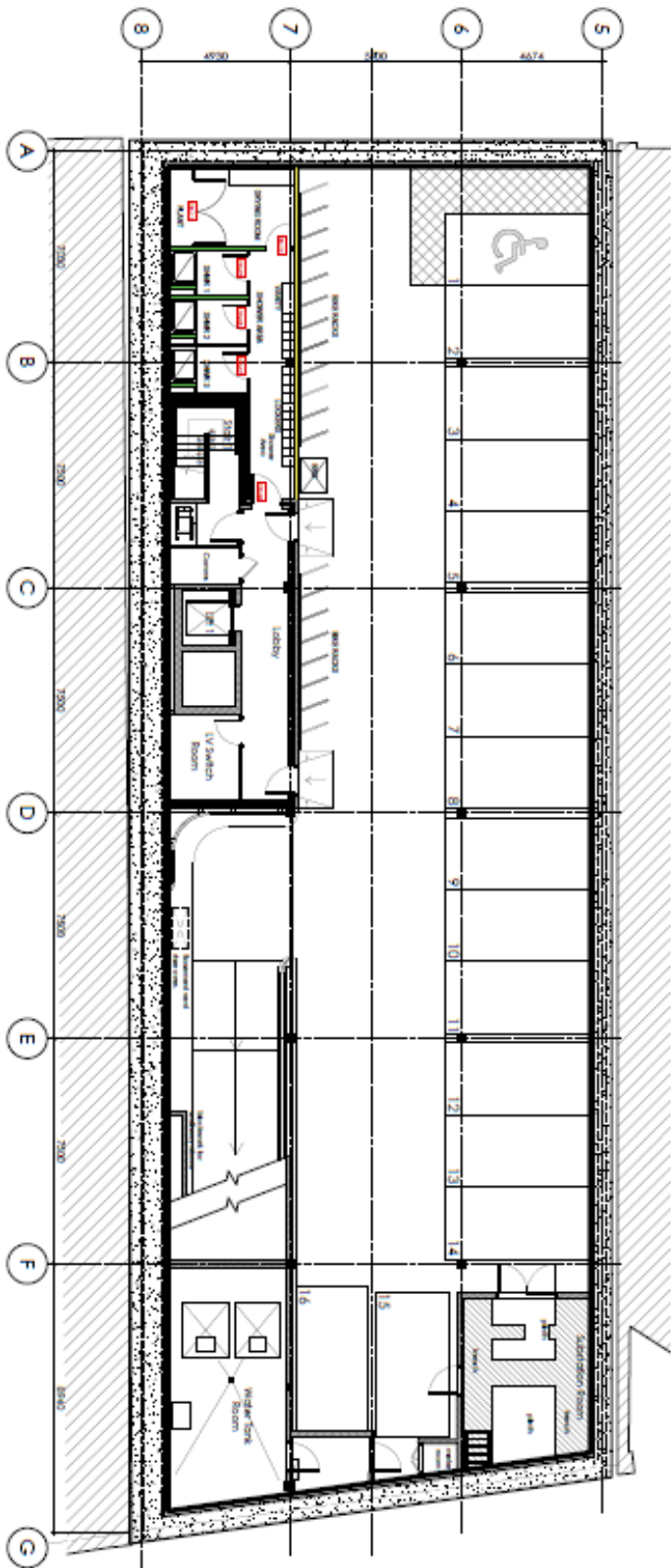
**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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Rev	Description	Dwn	Cad	Date
P1	Marketing Plan	BC	MC	07/03/2024
P2	Marketing Plan - Showers added	KW	MC	12/03/2024

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Client:	Danodra Jersey Limited
Project:	11-12 Esplanade St. Helier Jersey

Drawing Title:	Basement Floor Marketing Plan
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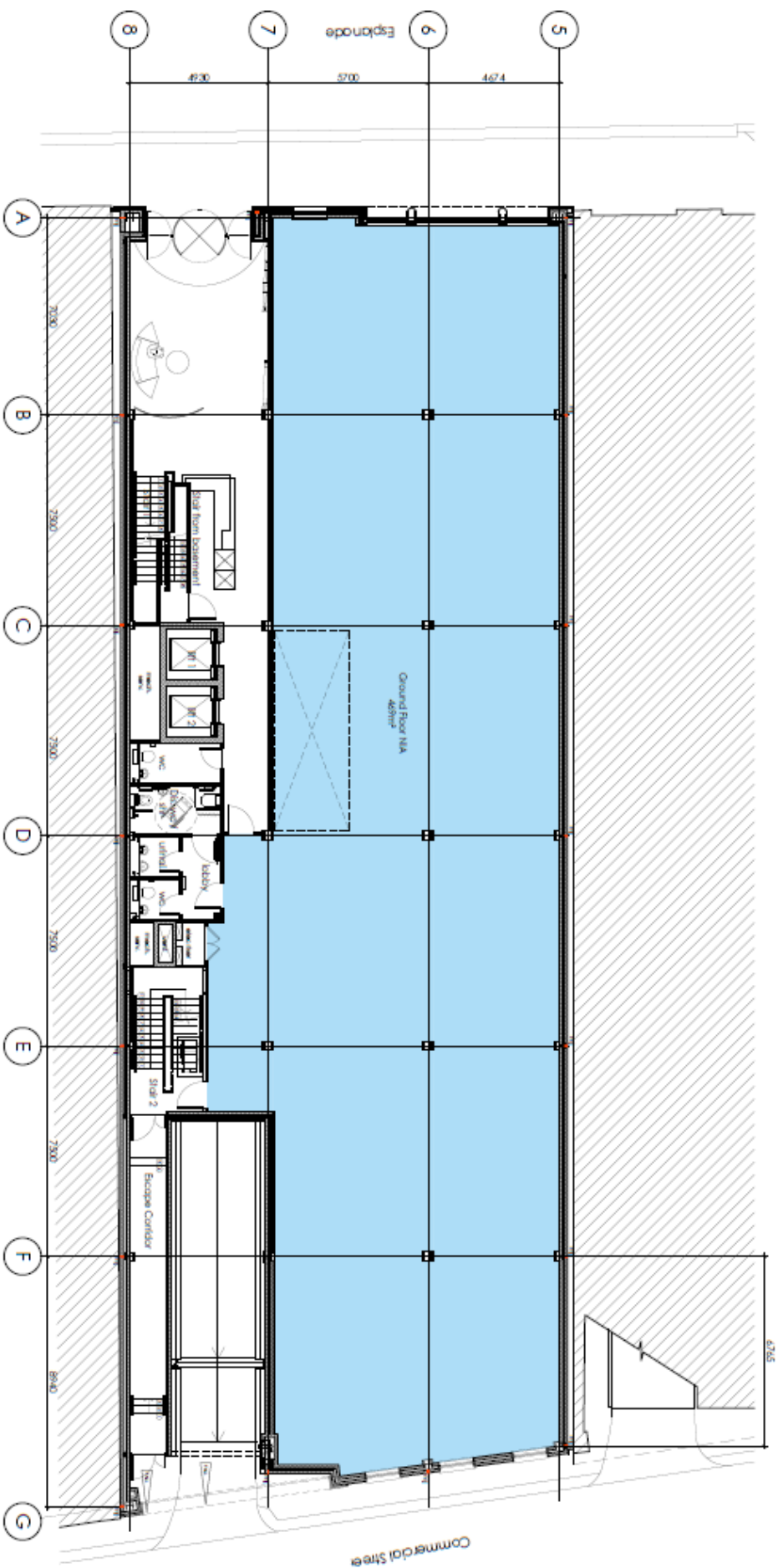
## AXIS MASON

LONDON GLASGOW JERSEY GDANK DUBAI

Somerville House, Philip Street  
St. Helier, Jersey, JE2 4SU  
01534 870 137 WWW.AXISMAISON.COM

Scale @ AS:	1:100	Date:	MARCH 2024
Project:	MC	Issue:	PRELIMINARY
Co-ordinator:		Status:	

Job No:	4813	Drawing No:	049	Revision:	P2
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NOTES  
 1. This drawing is to be read in conjunction with the contract documents.  
 2. The client is responsible for the accuracy of the information provided.  
 3. The design is preliminary and subject to change without notice.  
 4. The client is responsible for the accuracy of the information provided.  
 5. The design is preliminary and subject to change without notice.  
 6. The client is responsible for the accuracy of the information provided.  
 7. The design is preliminary and subject to change without notice.  
 8. The client is responsible for the accuracy of the information provided.

Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	BC	MC	07/03/2024

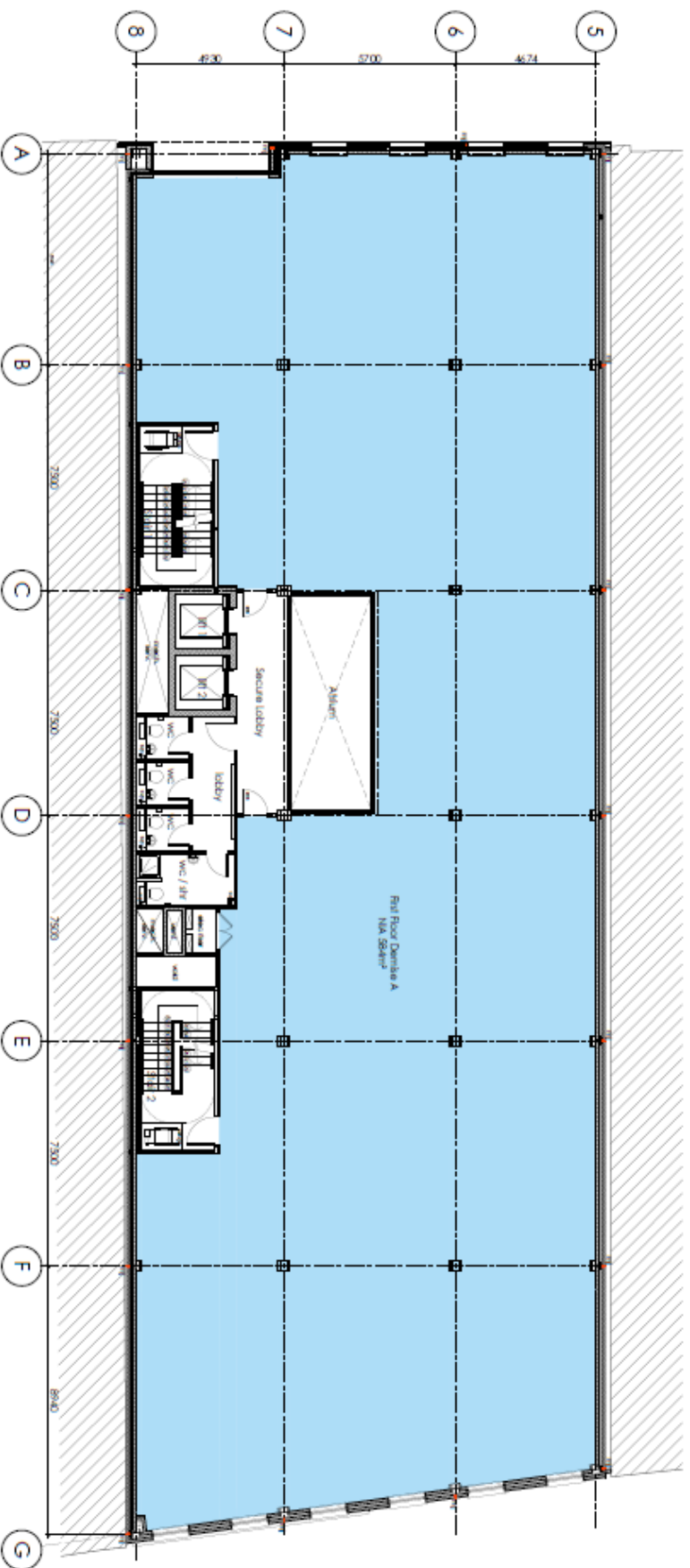
Client: **Danbara Jersey Limited**  
 Project: **11-12 Espionade**  
 Architect: **St. Heller Jersey**

**AXIS MASON** SOMERSET HOUSE, PHIPPS STREET  
 ST. HELIER, JERSEY, JE2 4SW  
 01534 870137 WWW.AXISMASON.COM  
 LONDON GLASGOW JERSEY DUBLIN DUBAN

Drawing Title: **Ground Floor Marketing Plan**

Scale @ A3: **NTS** Date: **MARCH 2024**  
 Project Co-ordinator: **MC** Issue Status: **PRELIMINARY**

Job No:	4813	Drawing No:	050	Revision:	P1
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NOTES  
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Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	BC	MC	07/03/2024

Client: **Danlona Jersey Limited**

Project: **11-12 Esplanade  
 St. Helier  
 Jersey**

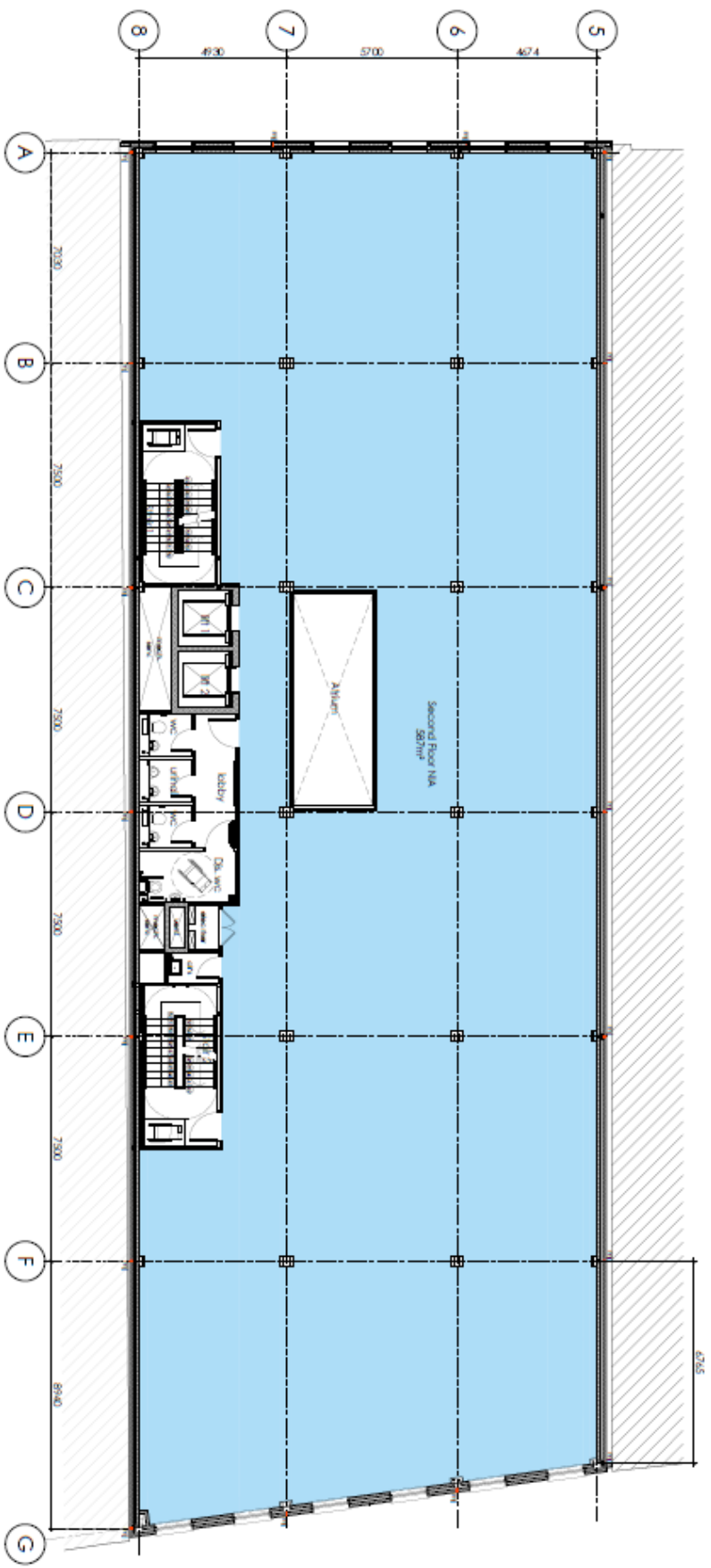
Drawing Title: **First Floor Marketing Plan**

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 St. Helier, Jersey, JE1 4SW  
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Scale @ A3: **NTS** Date: **MARCH 2024**  
 Project: **MC** Issue: **PRELIMINARY**  
 Co-ordinator: **MC** Status:

Job No:	Drawing No:	Revision:
4813	051	P2





W2023  
 Approved drawings may only be used where they are  
 clearly identified as such on the drawings. It is  
 the responsibility of the user to ensure that the  
 drawings are used in accordance with the  
 conditions of use.

Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	GC	MC	07/09/2024

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**Client:** Danbara Jersey Limited

**Project:** 11-12 Esplanade  
 St Helier  
 Jersey

**Scale @ A3:** NTS

**Project Co-ordinator:** MC

**Date:** MARCH 2024

**Issue Status:** PRELIMINARY

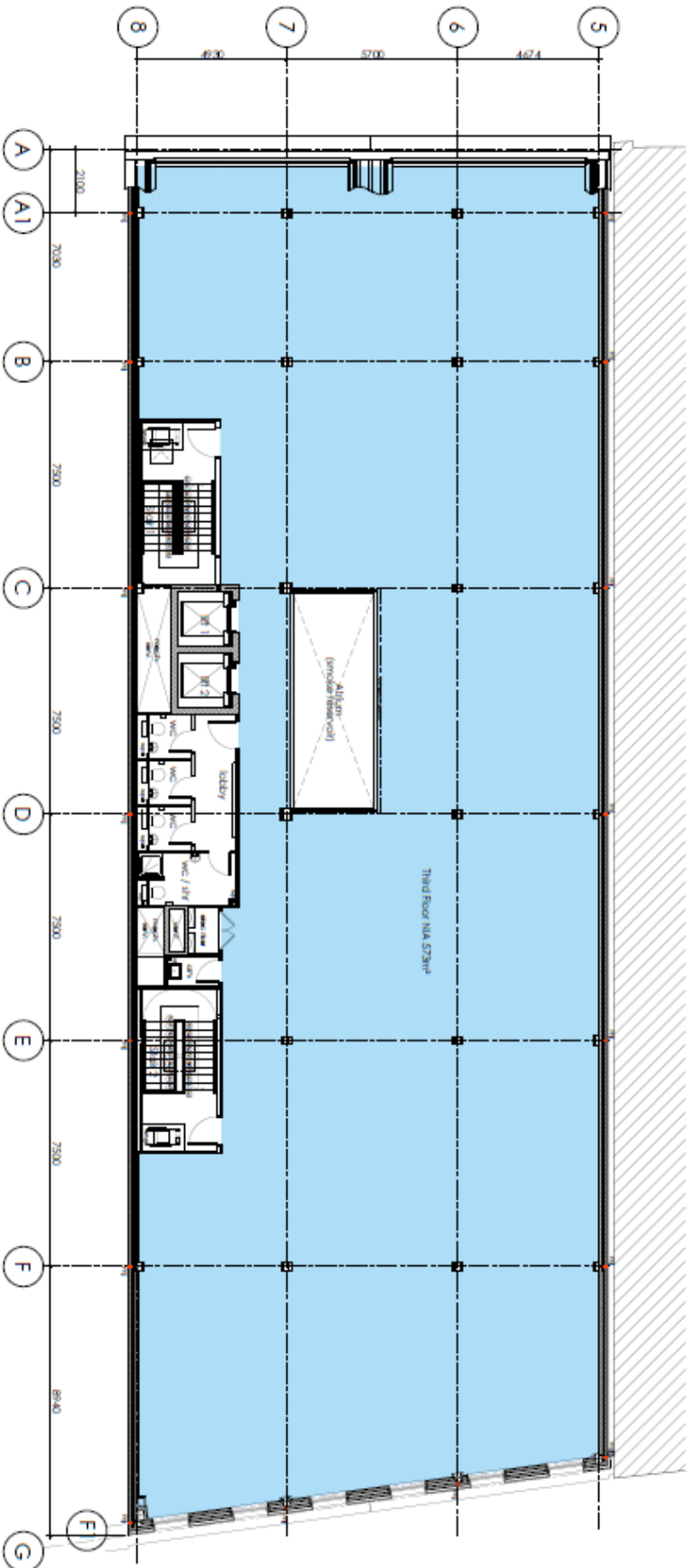
**Job No:** 4813

**Drawing No:** 052

**Revision:** P1

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Rev	Description	Drawn	Checkd	Date
P1	Marketing Plan	BC	MC	07/03/2024

Client: Dandora Jersey Limited  
 Project: 11-12 Esplanade  
 St. Helier  
 Jersey

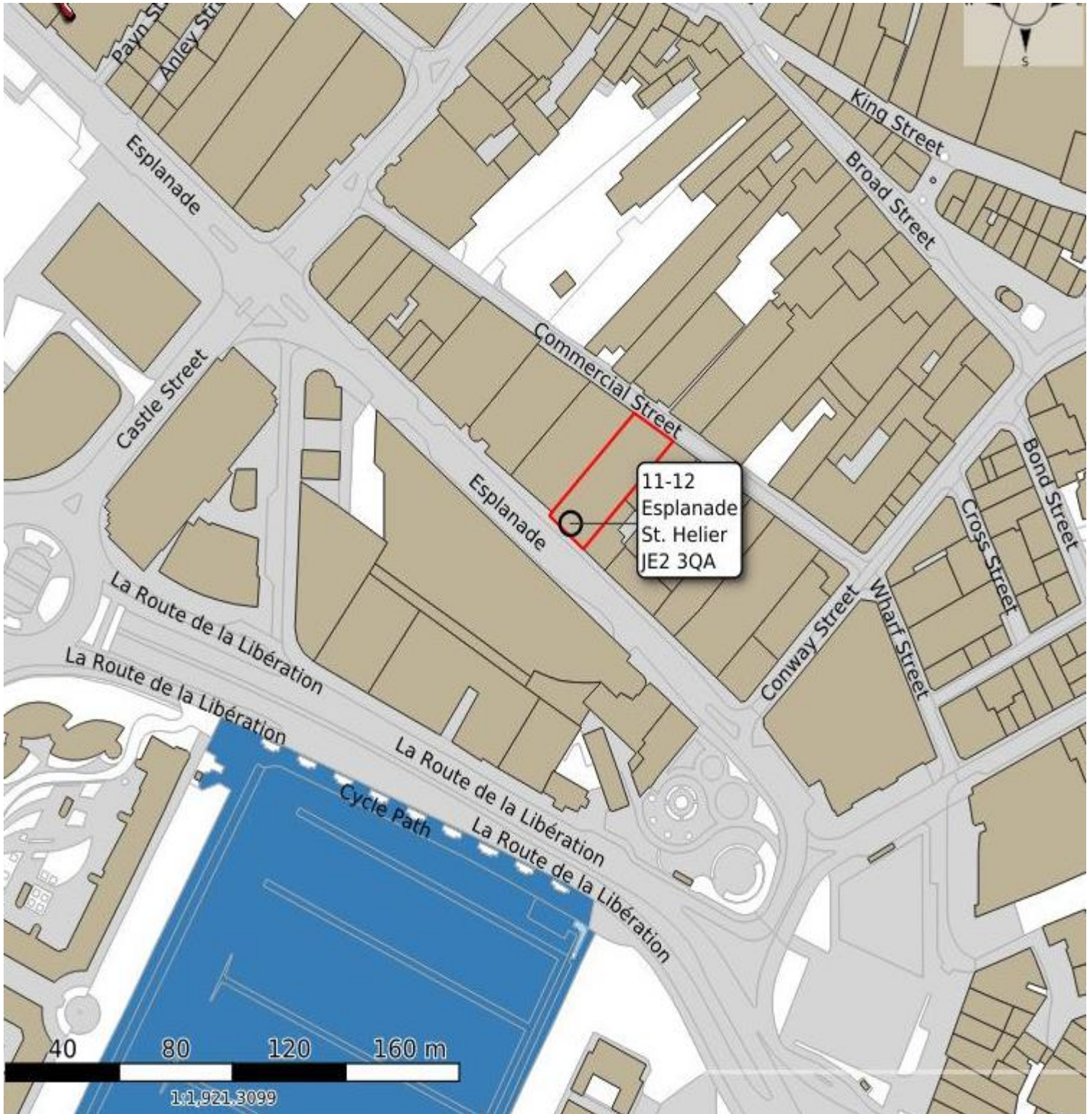
Scale @ A3: NTS  
 Date: MARCH 2024  
 Project Co-ordinator: MC  
 Issue Status: PRELIMINARY

Job No: 4813  
 Drawing No: 053  
 Revision: P1

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 LONDON GLASGOW JERSEY DUBLIN DUBLIN

Drawing Title: Third Floor Marketing Plan

# 11-12 ESPLANDE ST HELIER



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