

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PRIME OFFICES TO LET JUBILEE WHARF 24 ESPLANADE ST HELIER JERSEY



**1,313 SQ.FT. UP TO 10,104 SQ.FT.**

**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)



# JUBILEE WHARF 24 ESPLANADE

## LOCATION

The premises are located in the heart of Jersey's Central Business District occupying a AAA prime corner office position.

More specifically, the premises are situated fronting the Esplanade, with return frontages along Castle Street and Commercial Street.

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

## DESCRIPTION

The premises benefit from the following specification and amenities.

- Suspended ceilings with integral lighting;
- Comfort cooling/comfort heating;
- Double glazing;
- Fully accessible raised floors;
- Lift access to all floors;
- Male and female WC facilities on each floor;
- Kitchenette facilities;
- Shower facilities;
- Excellent natural light provision;
- High profile corner entrance.

In addition to the above landlord specification, the premises have been fitted out to provide various boardrooms and meeting rooms which differ on a floor by floor basis.

The premises are available fitted out to include furniture if required.

We attach floor plans as fitted, plus a clear floor plan of the first floor, along with various test to fit suggestions.

# JUBILEE WHARF 24 ESPLANADE



## ACCOMMODATION

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

Ground Floor	1,313 sq.ft.	(122 sq.m.)
First Floor	2,482 sq.ft.	(230 sq.m.)
Second Floor	2,482 sq.ft.	(230 sq.m.)
Third Floor	2,506 sq.ft.	(232 sq.m.)
Fourth Floor	1,321 sq.ft.	(122 sq.m.)
<b>Total</b>	<b>10,104 sq.ft.</b>	<b>(936 sq.m.)</b>

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# JUBILEE WHARF 24 ESPLANADE

## TENURE

The premises are available as a whole or in part on new **all-inclusive style, internal repairing leases**, with the tenant only being responsible for all electricity consumed and servicing of the air conditioning within the demised premises, along with Occupier and Foncier rates relating to the demised area.

The landlord is to be responsible for keeping the building wind and watertight and manage the building in line with the principles of good estate management.

## ASKING RENTAL

£35.50 per sq.ft.

## OPPORTUNITY

The opportunity exists to take on these AAA prime offices on an all-inclusive risk free style basis.

## OCCUPATION

By way of negotiation.

## 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.

# JUBILEE WHARF 24 ESPLANADE

## VIEWING

By contacting the vendor's sole agent:

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

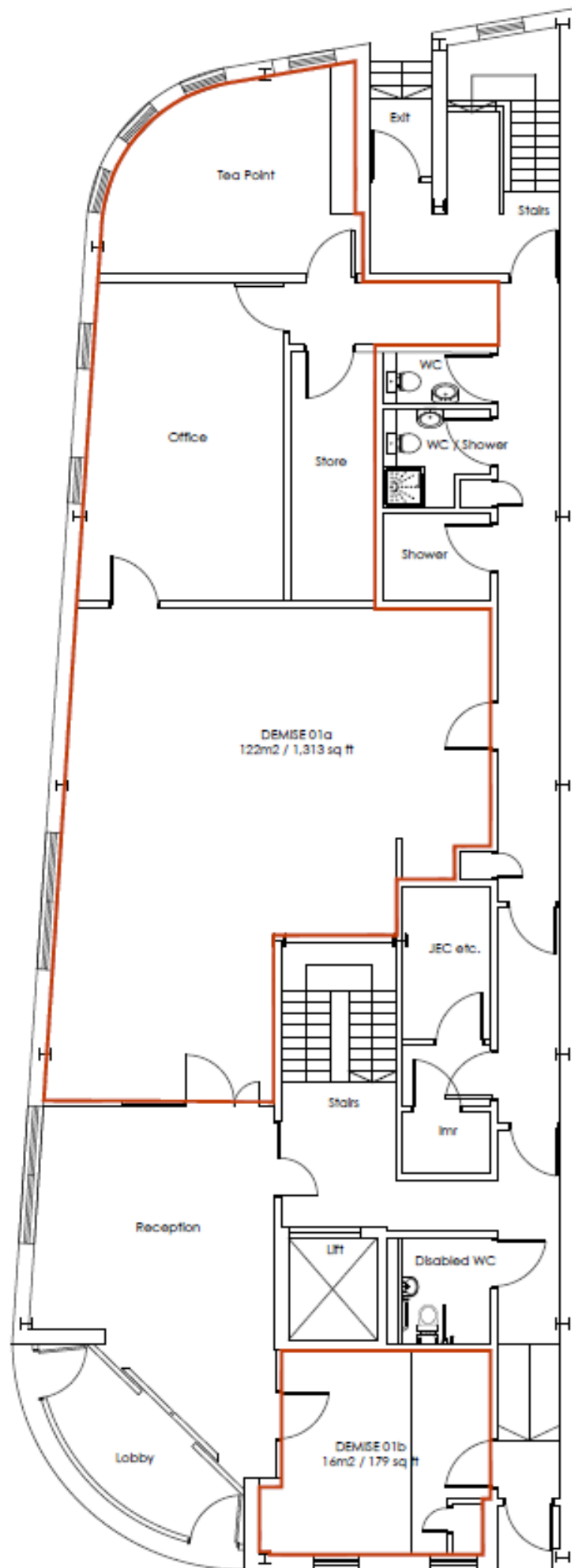
**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

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

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

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



— AREA OF DEMISE

Proposed Demise Ground Floor  
Jubilee Wharf

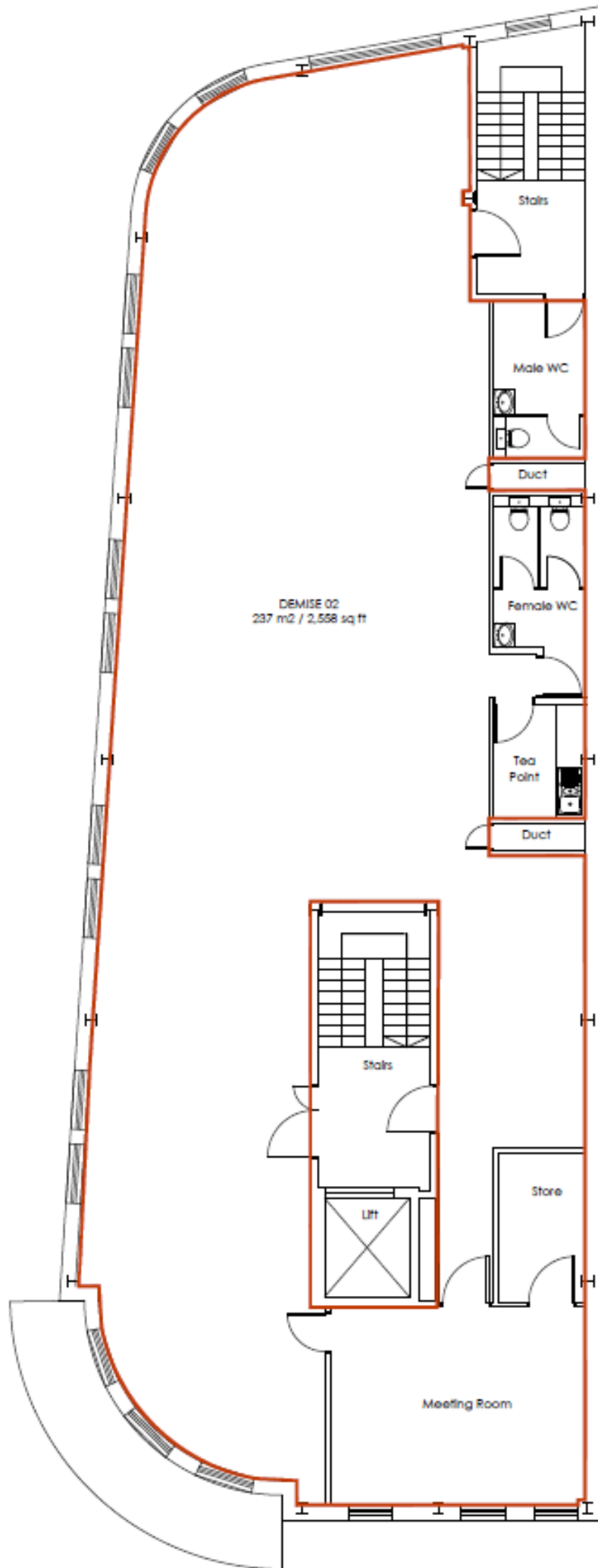
CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey

CHANNEL PC LTD.



PROJECT NUMBER: 240214	DRAWN BY: LAUREN O'DONNELL
SCALE: NOT TO SCALE	REVISION NUMBER: 0
DRAWING NUMBER: 100	Date: 29/02/24



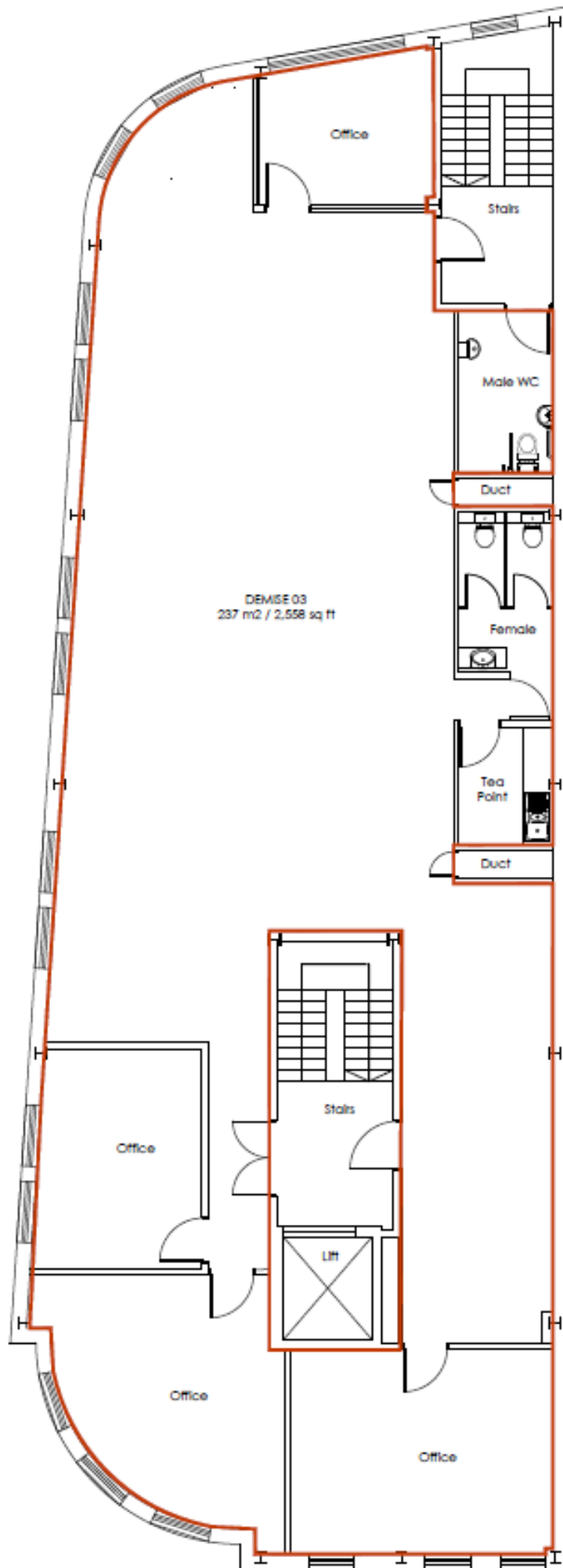
Proposed Demise First Floor  
Jubilee Wharf

CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey  
CHANNEL PC LTD.



PROJECT NUMBER: 240214	DRAWN BY: DAVID CORNELL
SCALE: NTS B A4	REVISION NUMBER: 0
DRAWING NUMBER: 02	Date: 19/02/24



— AREA OF DEMISE

Proposed Demise Second Floor  
Jubilee Wharf

CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey

CHANNEL PC LTD.

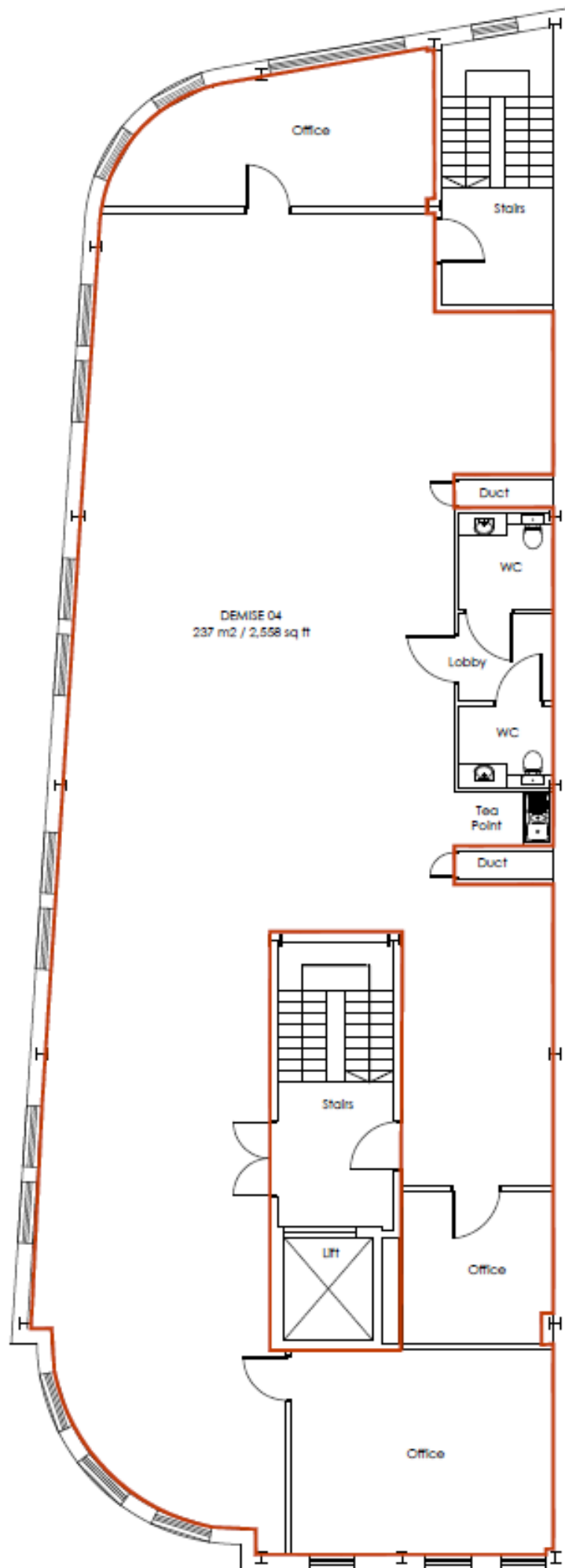


PROJECT NUMBER: 240014 DRAWN BY: LIAH O'DONNELL

SCALE: 1:50 REVISION NUMBER: 0

DRAWING NUMBER: 02 DATE: 29/02/24





— AREA OF DEMISE

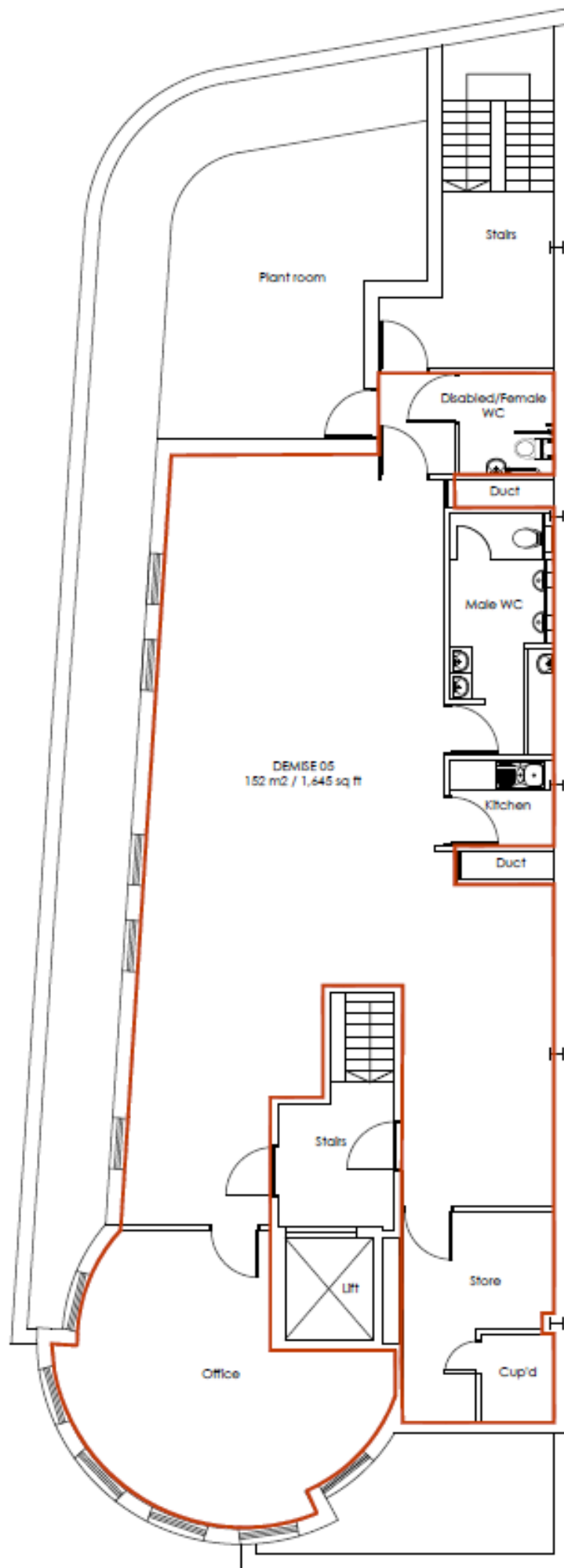
Proposed Demise Third Floor  
Jubilee Wharf

CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey  
CHANNEL PC LTI



PROJECT NUMBER: 240214	DRAWN BY: LAM DONNELL
SCALE: 1:500	REVISION NUMBER: 0
DRAWING NUMBER: 013	Date: 29/02/24



— AREA OF DEMISE

Proposed Demise Fourth Floor  
Jubilee Wharf

CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey

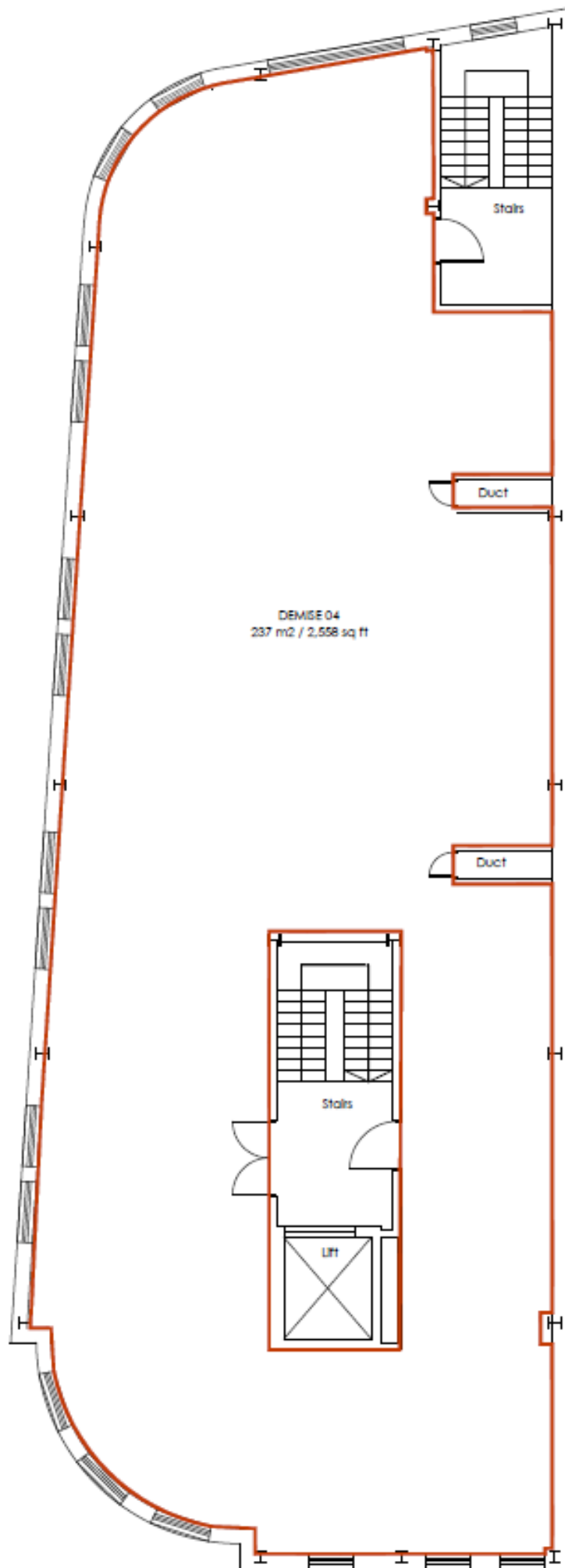
CHANNEL PC LTD.



PROJECT NUMBER: 240214 DRAWN BY: LIAM DUNNELL

SCALE: 1:500 REVISION NUMBER: 0

DRAWING NUMBER: 014 Date: 19/02/24



— AREA OF DEMISE

Proposed Demise Empty  
Floor Plate  
Jubilee Wharf

CLIENT: Government of Jersey

LOCATION: Jubilee Wharf - St Helier - Jersey

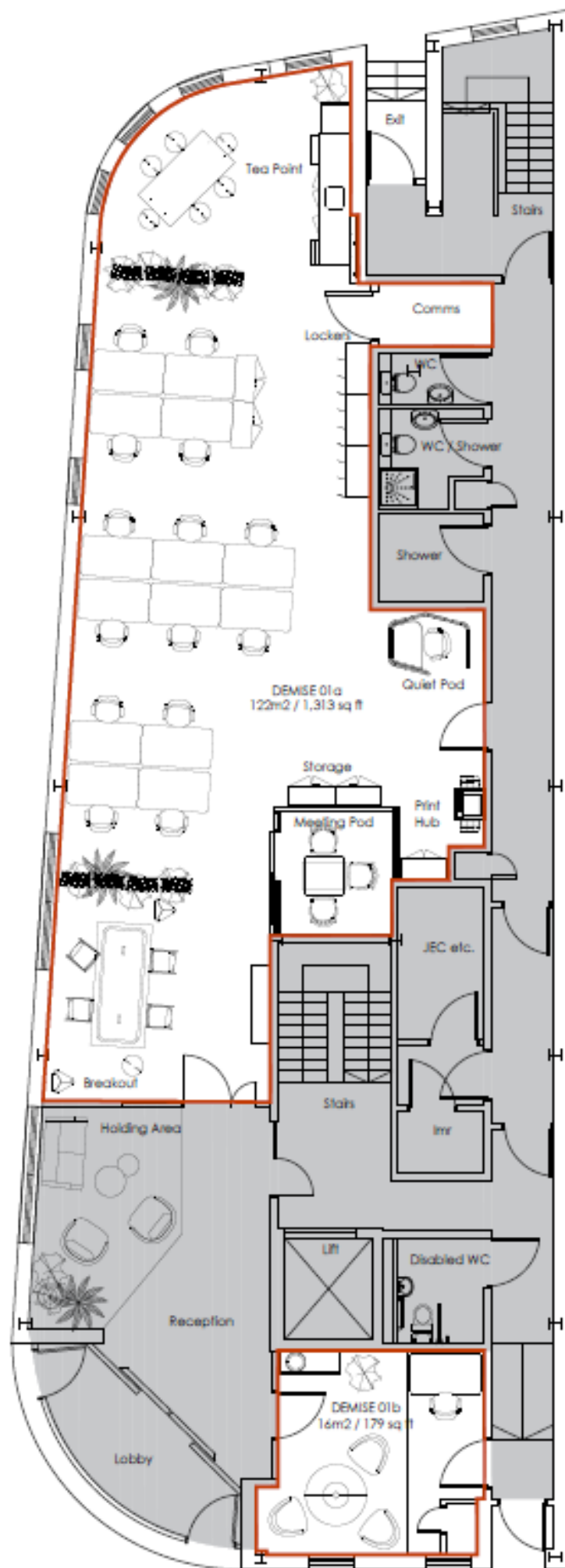
CHANNEL PC LTD.



PROJECT NUMBER: 240014 DRAWN BY: LAUREN O'DONNELL

SCALE: 1:500 REVISION NUMBER: 0

DRAWING NUMBER: 015 Date: 25/02/24



Ground Floor Test Fit  
Jubilee Wharf

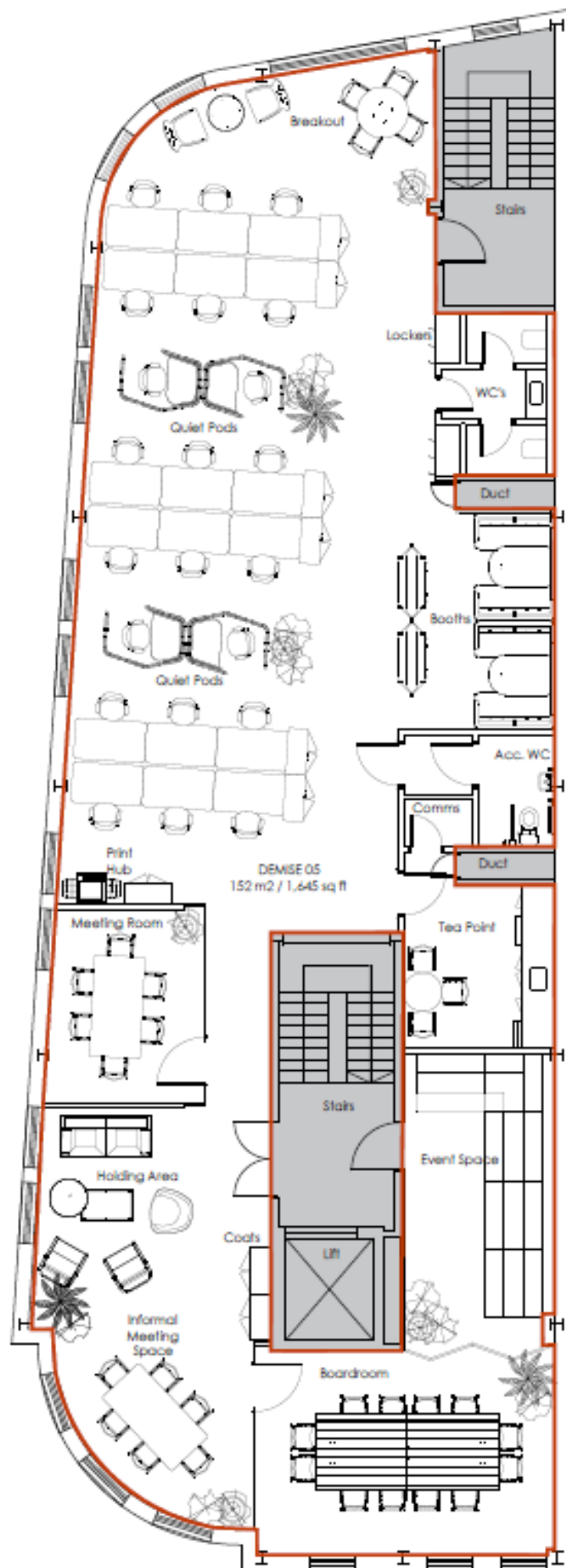
CHANNEL PC LTD.



Name: Liam O'Connell

Email: [Liam@channelpc.co.uk](mailto:Liam@channelpc.co.uk)

Contact: 07797855366



Typical Floor Test Fit 01  
Jubilee Wharf

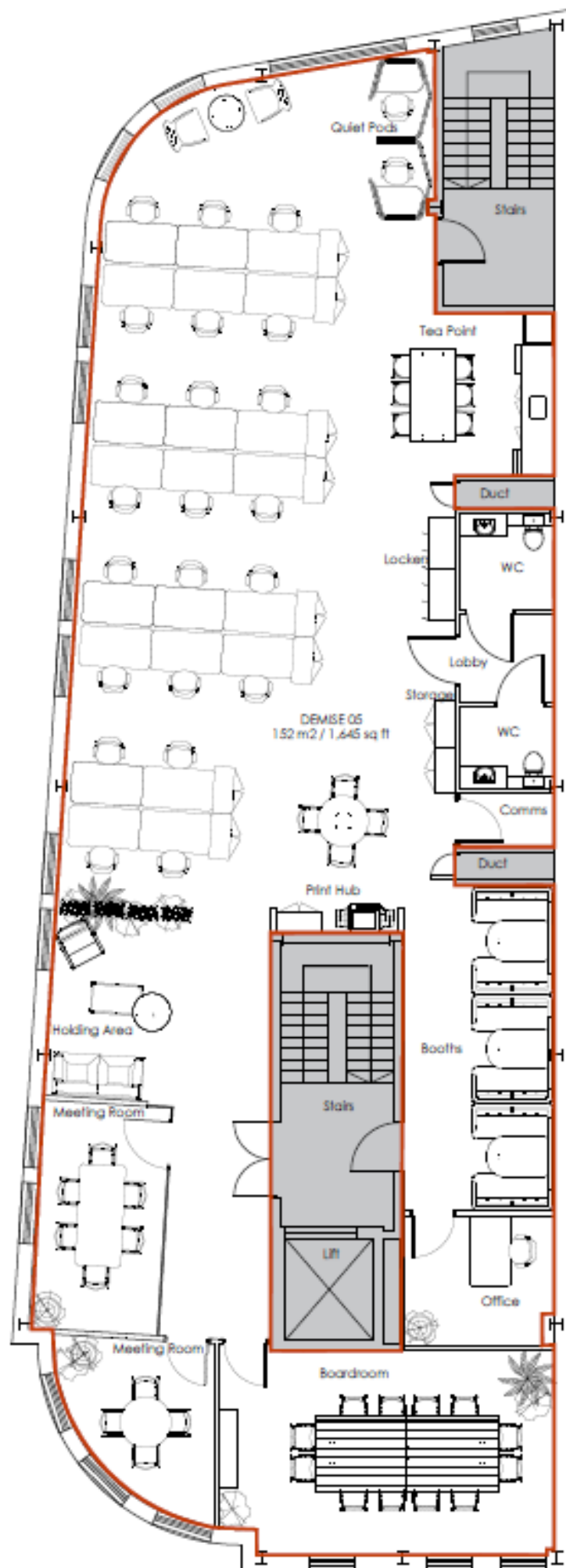
CHANNEL PC LTI.



Name: Liam O'Connell

Email: Liam@channelpc.co.uk

Contact: 07797855366



Typical Floor Test Fit 02  
Jubilee Wharf

CHANNEL PC LTD.



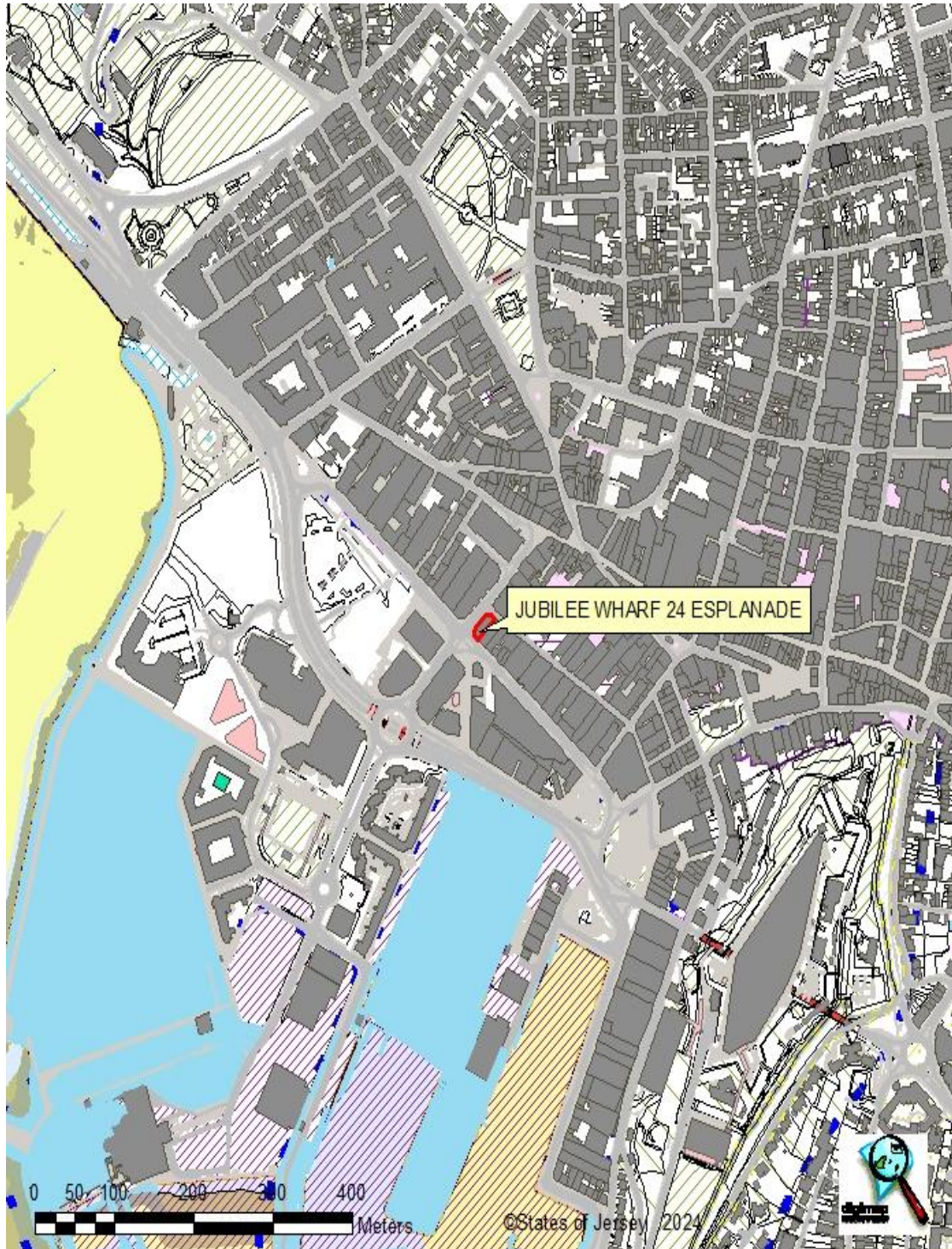
Name: Llan O'Connell

Email: Llan@channelpc.co.uk

Contact: 07797855366



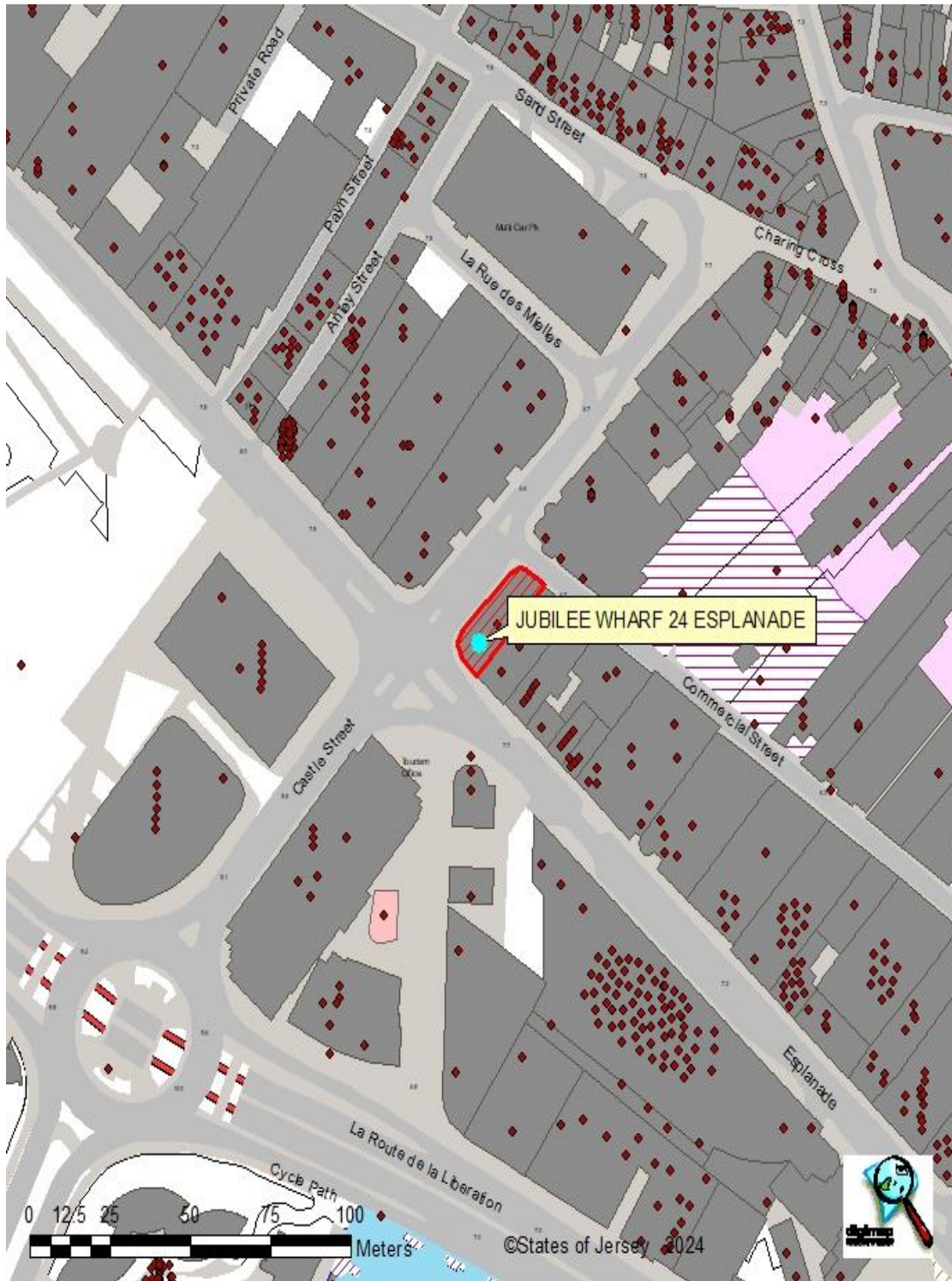
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