

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES KINGSGATE HOUSE ESPLANADE ST HELIER



**1,497 SQ.FT., 2,853 SQ.FT.
UP TO 4,350 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 www.sarreandcompany.co.uk



SECOND FLOOR KINGSGATE HOUSE ESPLANADE

LOCATION

The property is situated on the Esplanade, Jersey's prime financial business district office location. The property occupies a prominent position at the junction of the Esplanade and Gloucester Street with uninterrupted views across the Waterfront and extended views to Elizabeth Castle and St Aubin. The property is approximately five minutes' walking distance from the principal retailing district of King Street/Queen Street. It also benefits from being within two minutes' walking distance of Patriotic Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

The property comprises a prominent office building arranged on ground and four upper floors with a purpose built basement car park accessed from Gloucester Street.

The Second Floor offices have been recently refurbished and benefit from a high specification fit-out to include the following general amenities:

- Suspended ceilings with integral LED lighting
- Raised access floors
- Comfort cooling/heating system
- Fibre optic connectivity
- Large fitted kitchen/staff room
- Separate male, female and disabled WCs
- Shower facilities
- Lift access
- Versatile part open plan/part cellularised layout
- Dedicated reception area
- Excellent natural lighting
- Secure underground parking available by separate negotiation

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ACCOMMODATION

The approximate Net Internal area of the Second Floor is:

Suite 2 East	1,497 sq.ft.
Suite 2 West	<u>2,853</u> sq.ft.
Total	4,350 sq.ft.

The Second Floor suites are available jointly or separately.

In addition, there are up to 6 basement car spaces available.

TENURE

A new 9 year fully repairing and insuring style lease by way of a managed service charge. Market based incentives/more flexible lease terms are available by negotiation.

ASKING RENTAL

Offices	£29.50 per sq.ft.
Car Parking	£4,000 per annum per space

OCCUPATION

Immediately upon 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 lessor.

SECOND FLOOR KINGSGATE HOUSE ESPLANADE

VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
Evie Wills BSc or Reece Sarre**

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

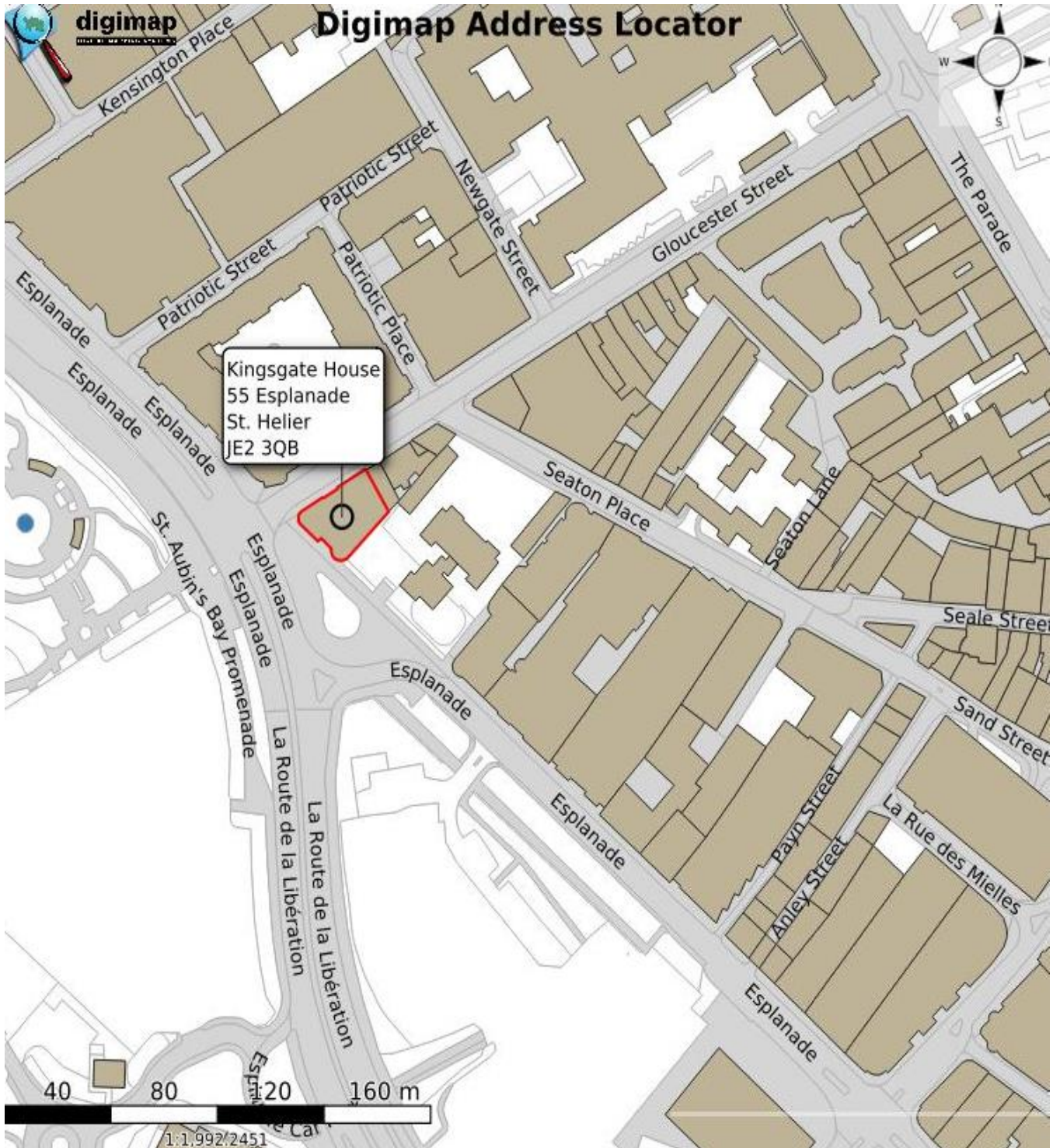
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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