

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES TO LET 2nd FLOOR FRONT HAWK HOUSE ESPLANADE ST HELIER JERSEY



716 SQ.FT.
TO SUB-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



HAWK HOUSE ESPLANADE

LOCATION

Hawk House occupies a prominent and highly sought after location on the Esplanade, which is located within the heart of St Helier's Central Business District and AAA office location.

The property benefits from being opposite Liberty Bus Station and within a short walk of Sand Street and Jardins de Mer car parks and a couple of minutes' walk from Library Place, St Helier's central banking district and Jersey's premier retailing precincts, namely King Street and Queen Street.

Nearby occupiers include Appleby, UBS, BNP, JTC, Citibank and Ogier to name but a few. In addition, St Helier's Town and Elizabeth Marinas are but a short walk away, along with the leisure facilities of the Waterfront.

We attach a location plan for reference purposes.

DESCRIPTION

The second-floor front suite benefits from the following specification and amenities:

- Suspended ceilings
- Fully accessible raised access flooring
- Carpeting
- Comfort cooling / heating
- LED lighting
- Separate kitchen
- Lift access
- High profile building

The premises have been fitted out to provide a main open plan office area together with a boardroom and server/storeroom.

HAWK HOUSE ESPLANADE

ACCOMMODATION

The approximate Net Internal area of the available accommodation is:

Second Floor Front Offices 716 sq.ft. (66 sq.m.)

TENURE

The premises are available by way a fully all-inclusive style, internal repairing sub-lease until 28.09.31, subject to a sub-lessor break clause on 28.09.28.

The sub-tenant only being responsible for Occupier 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

£28,175 p.a., subject to annual Jersey Cost of Living increases.

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.

HAWK HOUSE ESPLANADE

VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

HAWK HOUSE ESPLANADE

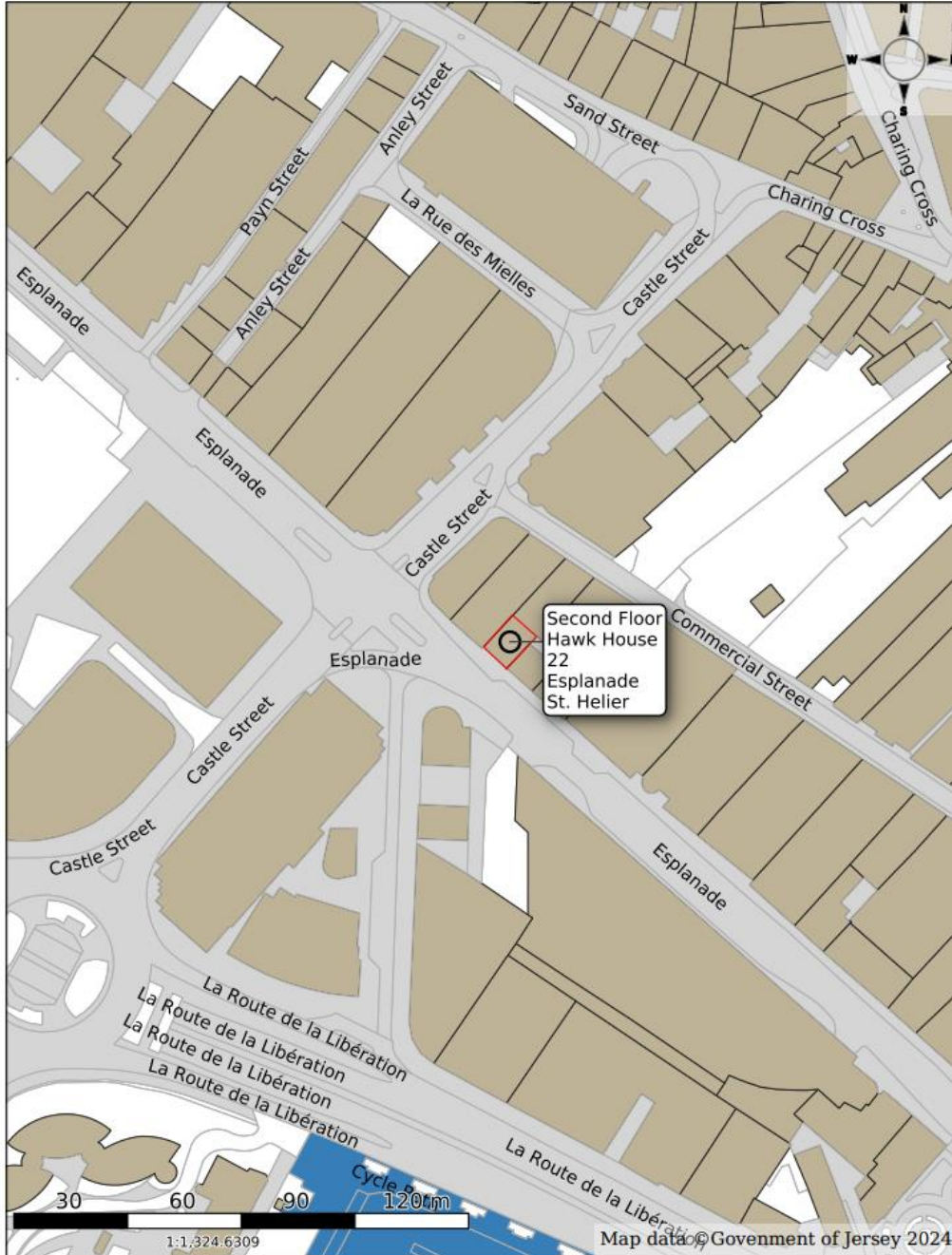


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Digimap Address Locator



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SECOND FLOOR PLAN

