

**PRIME OFFICES - TO LET**  
**1ST FLOOR, 29 SEATON PLACE, ST HELIER**



**BRAND NEW PURPOSE BUILT OFFICES**  
**FIRST FLOOR - 5,737 SQ.FT. (LAST REMAINING FLOOR)**

**BCO CAT A STANDARD READY FOR TENANT FIT OUT WITH RAISED  
FLOORS, SUSPENDED CEILINGS AND AIR CONDITIONING**

**TEST TO FIT PLANS, SUBJECT TO CONSULTATION**

**SECURE COVERED ON-SITE PARKING FOR 4 CARS**

**See Link to Virtual Walk Through:-**

<https://www.commerciallistings.cbre.co.uk/en-GB/listings/channel-islands/office/details/GB-Plus-430422/29-seaton-place-je2-3ql?view=isLetting>

**Important Notice**

All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, or anyone in their employment. It is for you to satisfy yourself as to the accuracy and fullness of the statements herein. Further, you and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Unless otherwise stated, all prices, rents and costs are quoted exclusive of GST.

Regulated by RICS

## LOCATION

The property is situated on a prominent site within the Island's premier office area, with neighbouring occupiers that include HSBC, Ogier, Elian, Carey Olsen, PWC & KPMG.

The building is located in Seaton Place and is therefore only a short walk from the Waterfront, King Street, Liberty Wharf and the Jersey International Finance Centre.

## DESCRIPTION

These newly developed offices provide top quality modern office accommodation over first, second, third and fourth floors, together with secure ground floor car parking for up to 17 cars.

The entrance to the office first floor suite is approached via a communal feature turret and circular core, with elegant wide staircase and lift to all floors.

The specification provides exceptional modern facilities finished to BCO Cat A standard, ready for the occupier's fit out. This includes raised access floors, suspended ceiling and LED lighting, air conditioning, toilets, shower and kitchenette facilities.

<ul style="list-style-type: none"><li>• <b>VRV Fan Coil air conditioning throughout</b></li></ul>	<ul style="list-style-type: none"><li>• <b>8 person passenger lift</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Suspended ceiling with LED lighting</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Excellent natural light</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Raised access flooring throughout</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Shower and kitchenette</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Male and female toilets</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Connected to Fibre</b></li></ul>

## ACCOMMODATION

First floor offices – 5,737 sq.ft. (532.98 sq. m) NIA.

## AVAILABILITY

The office premises are immediately available by way of a new effectively FR&I lease at a commencing rental of £166,373 per annum, subject to three yearly rent reviews.

Under the terms of the lease, the tenant will be responsible for all utilities consumed on the premises, plus its due proportion of the building insurance and both Foncier and Occupier rates. The tenant will also be responsible for its due proportion of the service charge to include but not limited to management, communal cleaning, maintenance and repairs. The 2020 service charge budget is approximately £3.50 psssss.

There are four secure undercover car parking spaces available at an additional cost of £3,250 per space.

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## LEGAL & PROFESSIONAL COSTS

Each party to bear their own costs, whether or not a transaction arises.

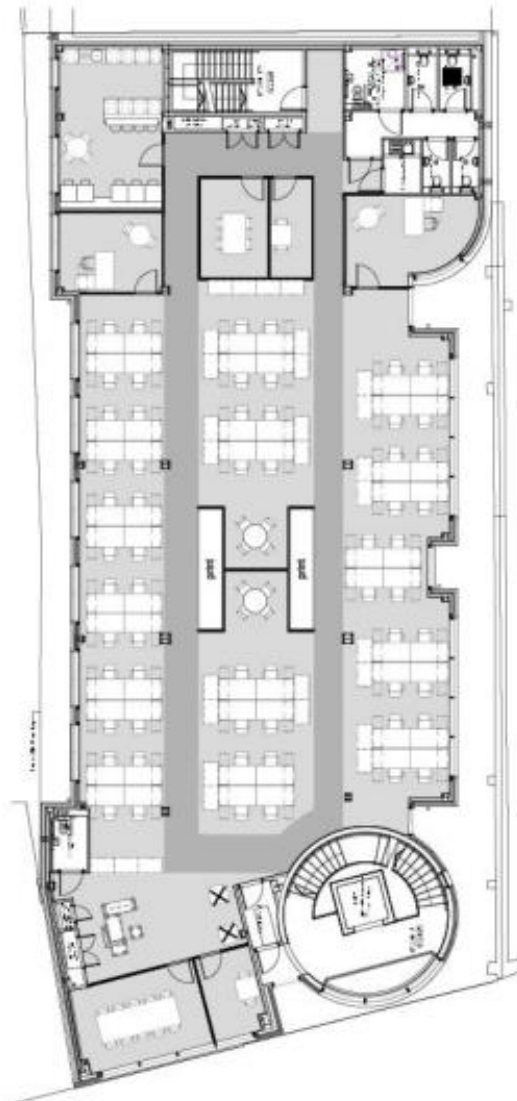
## VIEWING AND FURTHER INFORMATION

For further information, please contact Guy Gothard FRICS [guy.gothard@cgcommercial.ie](mailto:guy.gothard@cgcommercial.ie)

## PLAN

TO LET  
29 SEATON PLACE

ST HELIER  
ST HELIER, JERSEY



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