

**PRIME ESPLANADE OFFICES - TO LET**  
**66-72 ESPLANADE, ST HELIER**



**PART FIRST FLOOR OFFICE SUITE FINISHED TO BCO CAT A SPECIFICATION**

**4,044 SQ.FT. IN OPEN PLAN ARRANGEMENT**

**SUSPENDED CEILINGS & RAISED ACCESS FLOORS**

**LED LIGHTING**

**AIR CONDITIONING**

**BREAM RATING OF EXCELLENT**

**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

Gaspe House is located towards the western end of the Esplanade, St Helier's prime office district. Occupying an extremely prominent position at the junction of Esplanade, Patriotic Street & Kensington Place, the property is a landmark building and the first modern office that visitors see as they arrive in town from the airport.

## DESCRIPTION

The property is a newly constructed "GRADE A" multi-story office building with a BREEAM rating of Excellent. Constructed to a BCO Cat A specification, the premises benefit from the following:-

- Suspended ceiling
- Integral low energy recessed lighting
- Air conditioning throughout
- Fully accessible raised floors with carpets
- Provision for WC & kitchenette facilities
- Lift access
- Excellent provision for natural light
- High quality low maintenance exterior façade

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas: -

FLOOR	AREA SQ.FT.	AREA SQ.M.
Part first floor	4,044 sq ft	375.7 sq m

## RENTAL

The premises are available at an annual rental of £36 per square foot.

## AVAILABILITY

The premises are available immediately by way of an internal repairing, insuring and rate paying sub-lease, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

## 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@cqcommercial.ie](mailto:guy.gothard@cqcommercial.ie)

### 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.



#### 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

# TO LET GASPE HOUSE



**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.