

## **PRIME OFFICES - TO LET**

### **GROUND FLOOR, INTERNATIONAL FINANCE CENTRE (IFC1), ST HELIER**



**TWO SUITES TO BE OCCUPIED AS A WHOLE OR INDIVIDUALLY**

**SUITE A 1,497 SQ FT - SUITE B 2,101 SQ FT**

**FULLY FITTED OFFICES WITH TOP QUALITY SPECIFICATION**

**HIGH CEILINGS WITH EXCELLENT NATURAL LIGHT**

**PROMINENT GROUND FLOOR PRESENCE**

**OFFICE FURNITURE BY NEGOTIATION**

**AVAILABLE BY SUB-LEASE AT PASSING RENTAL OF £35.00 PSF**

#### **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.

## LOCATION

The property is located within the International Finance Centre, St Helier's prime office location. More specifically, the building is situated on a prominent corner site at the junction of Esplanade and Castle Street.

Benefitting from being within a short walk of both the town centre and St Helier's Waterfront, the building's occupiers include UBS, Ashburton and BNP Paribas.

## DESCRIPTION

This recently constructed BREEAM rated building provides purpose built grade A office accommodation over six stories, plus basement parking.

Forming part of the ground floor, these two prominent suites have been fitted out to the highest standard and can be occupied either as one large demise, or two smaller suites. Further, suite A benefits from its own self contained entrance, whilst both suites have their own dedicated entrance off the communal lobby.

There is excellent natural light through-out, with the premises benefiting from a high quality specification, including:

- Comfort cooling/heating.
- Suspended ceilings.
- Integral LED lighting.
- Double glazing.
- Raised floors with quality carpets.
- Fully fitted quality kitchen.
- Meeting rooms, boardroom and open plan areas.
- Communal WC's, showers and cycle bay.

A plan of the ground floor showing suites 1 (shaded purple) & 2 (shaded yellow) is attached. Alterations permitted, subject to sub-lessor and landlord approvals.

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and provide the following approximate floor areas: -

FLOOR	DEMISE	AREA SQ.FT.	AREA SQ.M.
Ground	A	1,497	139.1
	B	2,101	195.2
<b>Totals</b>		<b>3,598</b>	<b>334.3</b>

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## LEASE

The premises are being offered as a whole, or separately, by way of a new effective FR&I sub-lease in line with the over-riding head-lease. Term to expire on 30 October 2033, or sooner by agreement. The passing rent is £35.00 psf per annum, exclusive of rates, insurance, service charge and GST and is subject to 3 yearly market rent reviews, the next review being due on 1<sup>st</sup> November 2021.

Prospective sub-tenant/s will be required to provide an acceptable guarantee or proof of covenant strength to meet the conditions of the alienation clause of the head-lease.

Subject to separate agreement with the sub-lessor, the general office, meeting room and boardroom furniture, together with certain fixtures and fittings are available to purchase.

## AVAILABILITY

The premises are available on completion of the sub-lease/s.

## 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 sole agent Guy Gothard FRICS  
[guy.gothard@cgcommercial.ie](mailto:guy.gothard@cgcommercial.ie) or 874141



Suite B, Open Plan Area.

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Boardroom, Suite A



Self-contained Entrance, Suite A

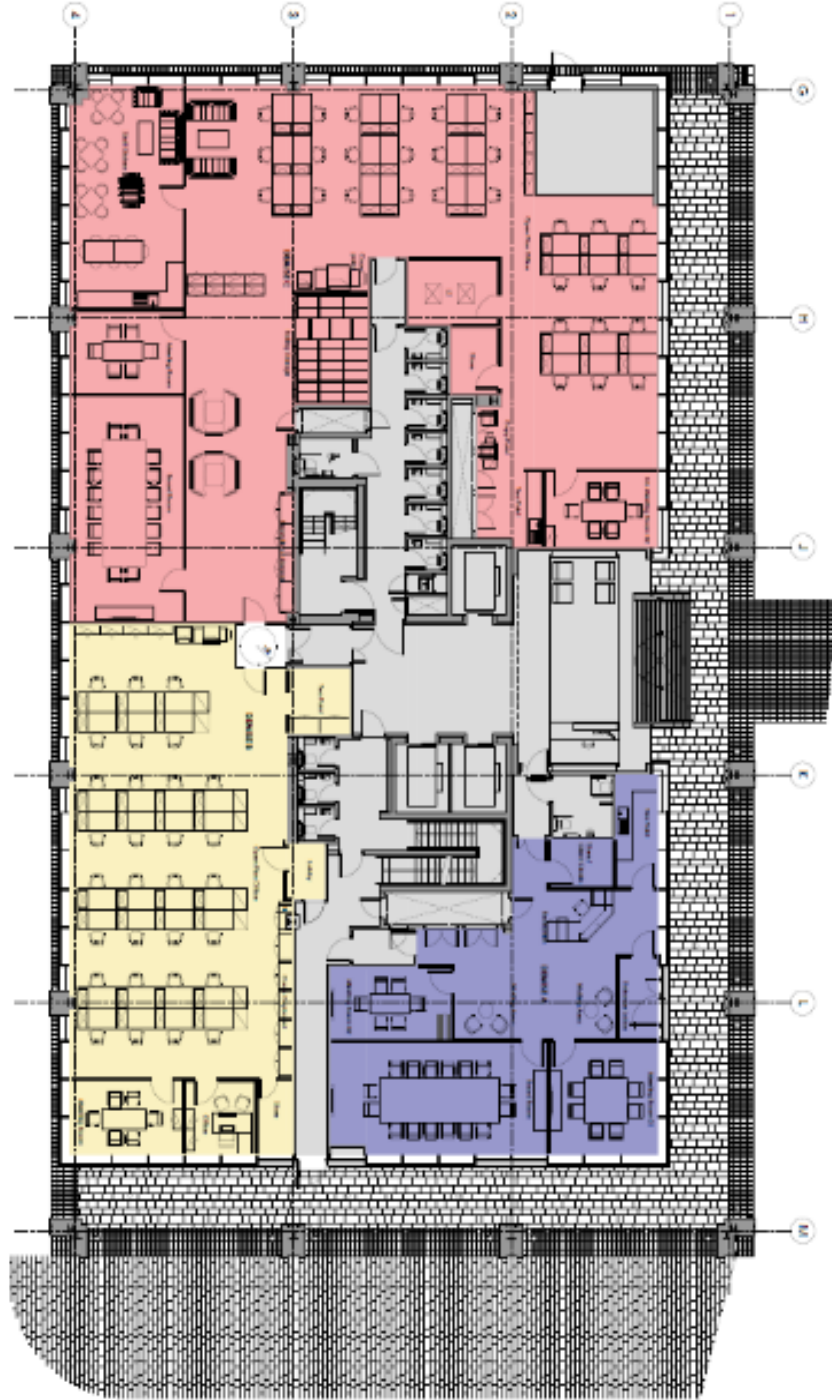


Kitchen, Suite A

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### Suite A (Purple) & Suite B (Yellow)

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