

PRIME ESPLANADE OFFICES - TO LET
15/17 ESPLANADE, ST HELIER



GROUND FLOOR OFFICES, APPROX. 6,025 SQ. FT.
SECOND FLOOR FRONT OFFICES, APPROX. 2,885 SQ. FT.
AVAILABLE AS A WHOLE, OR INDIVIDUALLY
NEW REFURBISHMENT TO CAT A SPECIFICATION
HIGH CEILINGS WITH EXCELLENT NATURAL LIGHT
BASEMENT CAR PARKING SPACES AVAILABLE
OFFICES £32 PSF CAR SPACES £4,000 PER CAR SPACE

Important Notice

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LOCATION

15 / 17 Esplanade is located in the heart of St Helier's prime business district, at the lower end of the Esplanade, towards Conway Street and Liberation Square. Situated opposite Liberty Wharf, the property is conveniently located close to the Waterfront and affords easy access to the prime retailing pitches of King Street and Queen Street.

The location is home to numerous notable businesses including Appleby, SG Kleinwort Hambros, Barclays, Rathbones, Investec and Equiom.

We attach a location plan for reference purposes.

DESCRIPTION

This attractive building was constructed in 2006 and provides purpose built top grade office accommodation over five stories.

The available ground and second floors (front) are currently being refurbished to provide top quality Cat A specified accommodation to include the following fit-out:-

- Mainly open-plan floor layout.
- Excellent levels of natural light.
- Suspended ceilings with LED-lighting & comfort-cooling / heating.
- Raised access flooring.
- Dedicated male / female / disabled W.C. facilities.
- Lift access.
- Secure basement car-parking, bicycle racks and shower facilities.
- Excellent branding opportunity to ground floor.
- New communal building entrance with refurbished common areas.

"Test to Fit" plans of the floors showing examples of how the space could be occupied are attached.

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 & USE	AREA SQ.FT.	AREA SQ.M.
Ground Offices	6,025	560
Ground Store	200	19
Second	2,885	268
Totals	9,110	847

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LEASE

The floors are being offered either individually, or as a whole, on new effectively full repairing and insuring leases by way of a managed service charge at a rent of £32.00 psf per annum for the offices and £4,000 per annum per car space, subject to 3 yearly rent reviews.

Prospective tenants will be required to provide an acceptable guarantee or proof of covenant strength to meet the terms of the lease.

AVAILABILITY The premises are available on completion of the lease.

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 the Lessor's joint sole agents:-

Guy Gothard FRICS
C G Commercial

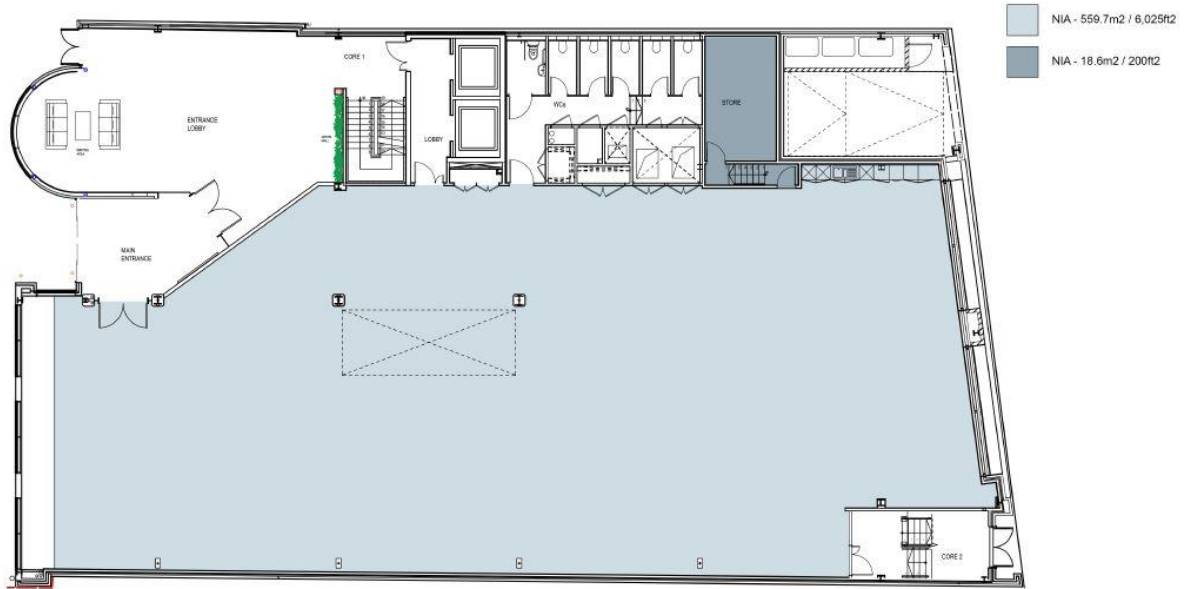
guy.gothard@cgcommercial.je
01534 874141

Jonathan Quérée MRICS
Quérée Property Consultants

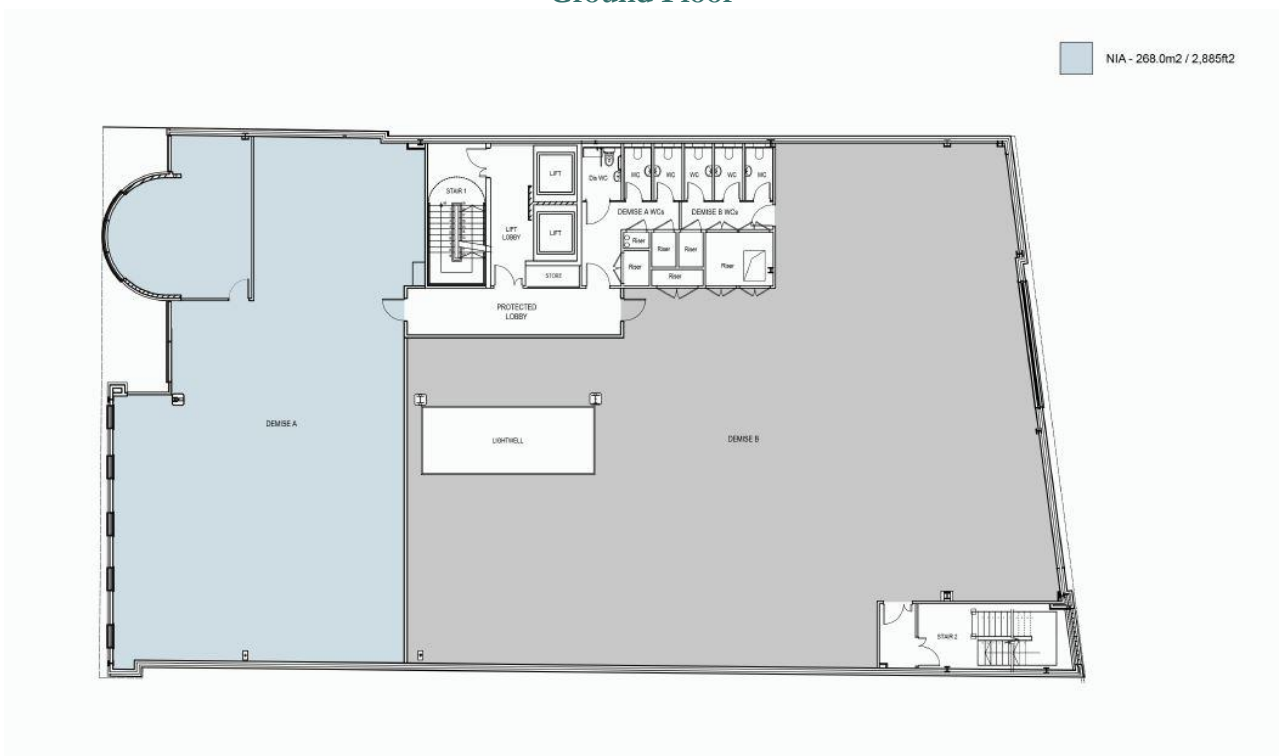
jonathan@queree.je
07797840008

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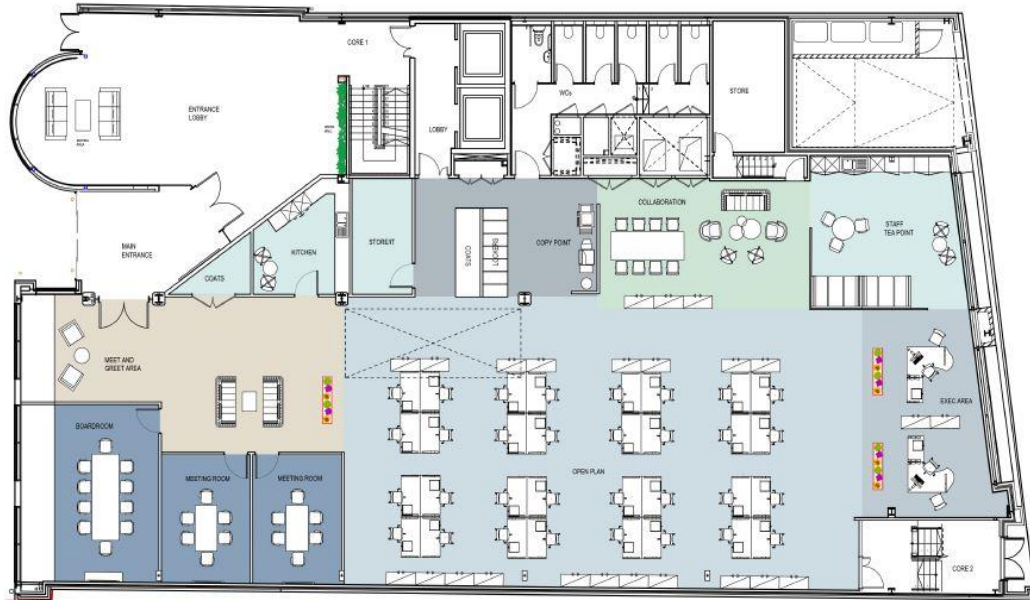
Ground Floor



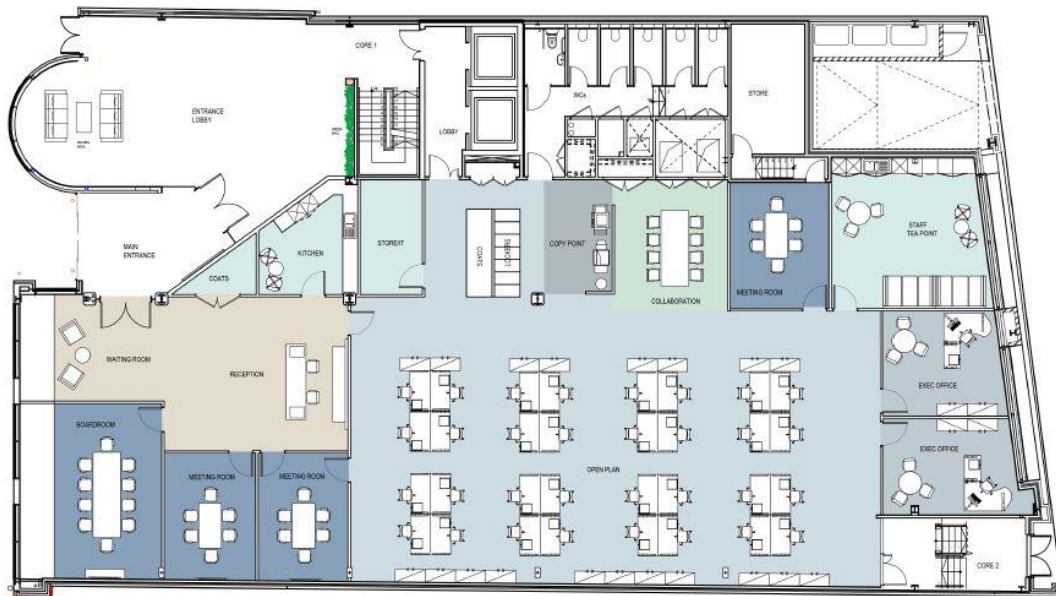
Second Floor Front (Demise A)

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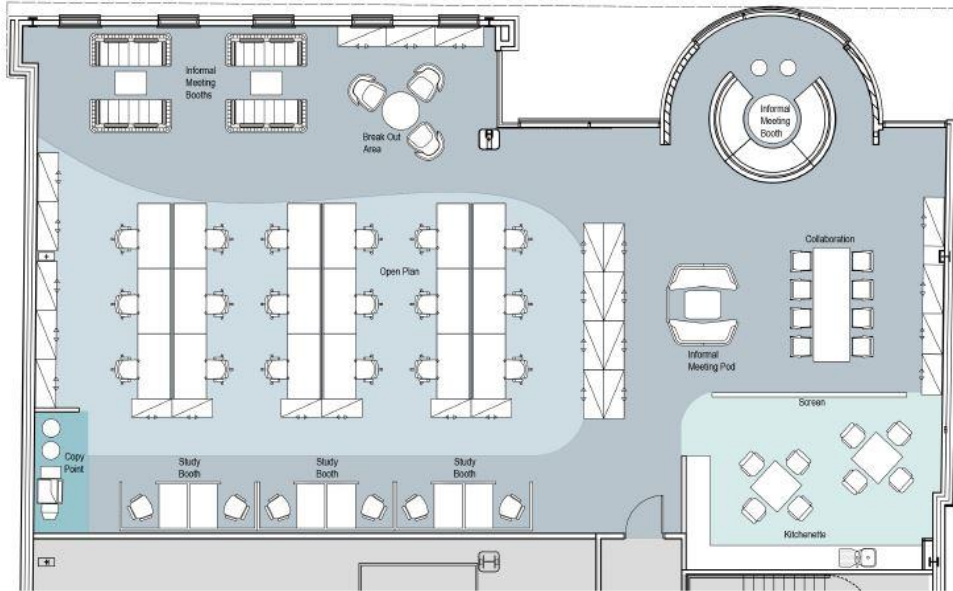
Ground Floor Test To Fit Option 1



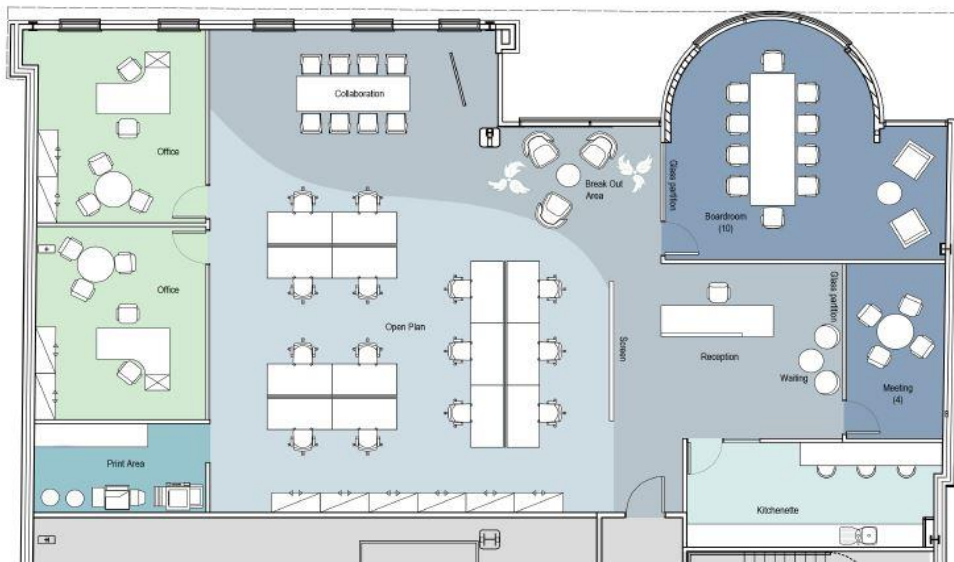
Ground Floor Test To Fit Option 2

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Second Floor Front Test To Fit Option 1



Second Floor Front Test To Fit Option 2

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17 ESPLANADE
ST. HELIER
JE2 3QA

Scale: 1:1,728
Vingtaine : de Bas de la Ville
Type : Commercial
UPRN : 69404013

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Regulated by RICS