

PRIME OFFICES - TO LET
1 SEATON PLACE, ST HELIER



QUALITY OFFICES FROM 906 SQ. FT. TO 11,199 SQ.FT. REMAINING

FULLY REFURBISHED TO BCO CAT A STANDARD

**NEW AIR CONDITIONING, SUSPENDED CEILINGS, RAISED ACCESS
FLOORS & LED LIGHTING**

14 ON SITE COVERED PARKING SPACES REMAINING

OFFICE RENT £29.25 PER SQ.FT. & £3,500 PER CAR SPACE

<https://tours.immersiv.tech/one-seaton-place>

Important Notice

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LOCATION

The property is located within St Helier's central business district, occupying a prominent corner site on the south side of Seaton Place. The area is close to the Waterfront and the International Finance Centre and within a short walk of King Street, the town's main retail thoroughfare.

DESCRIPTION

This purpose built four storey office building has been extensively refurbished during the last twelve months to provide exceptional quality space benefitting from excellent natural light and 15 secure car parking spaces to the rear. See visual tour <https://tours.immersiv.tech/one-seaton-place>

The specification includes:

- New air conditioning throughout
- Two new 13-person passenger lifts
- New suspended ceilings with LED lighting
- Fully accessible raised flooring
- New powder coated aluminium framed double glazed units
- Carpet allowance
- Shower, toilets and a kitchenette on each floor
- 14 secure parking spaces remaining

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	SQ. FT.	SQ. M.
GROUND	LET	LET
GROUND	906	84.17
FIRST	5,176	480.86
SECOND	5,117	475.38
THIRD	LET	LET
TOTAL	11,199	1,040.4

OPPORTUNITY

The floors are available as a whole or individually by way of internal repairing, insuring and rate paying leases, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance. Length of leases to be agreed.

RENTAL

The premises are available at an annual rental of £29.25 per square foot (exclusive of GST). On site covered parking spaces are available at an additional cost of £3,500 (exclusive of GST) per space, per annum.

LEGAL & PROFESSIONAL COSTS

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

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Regulated by RICS



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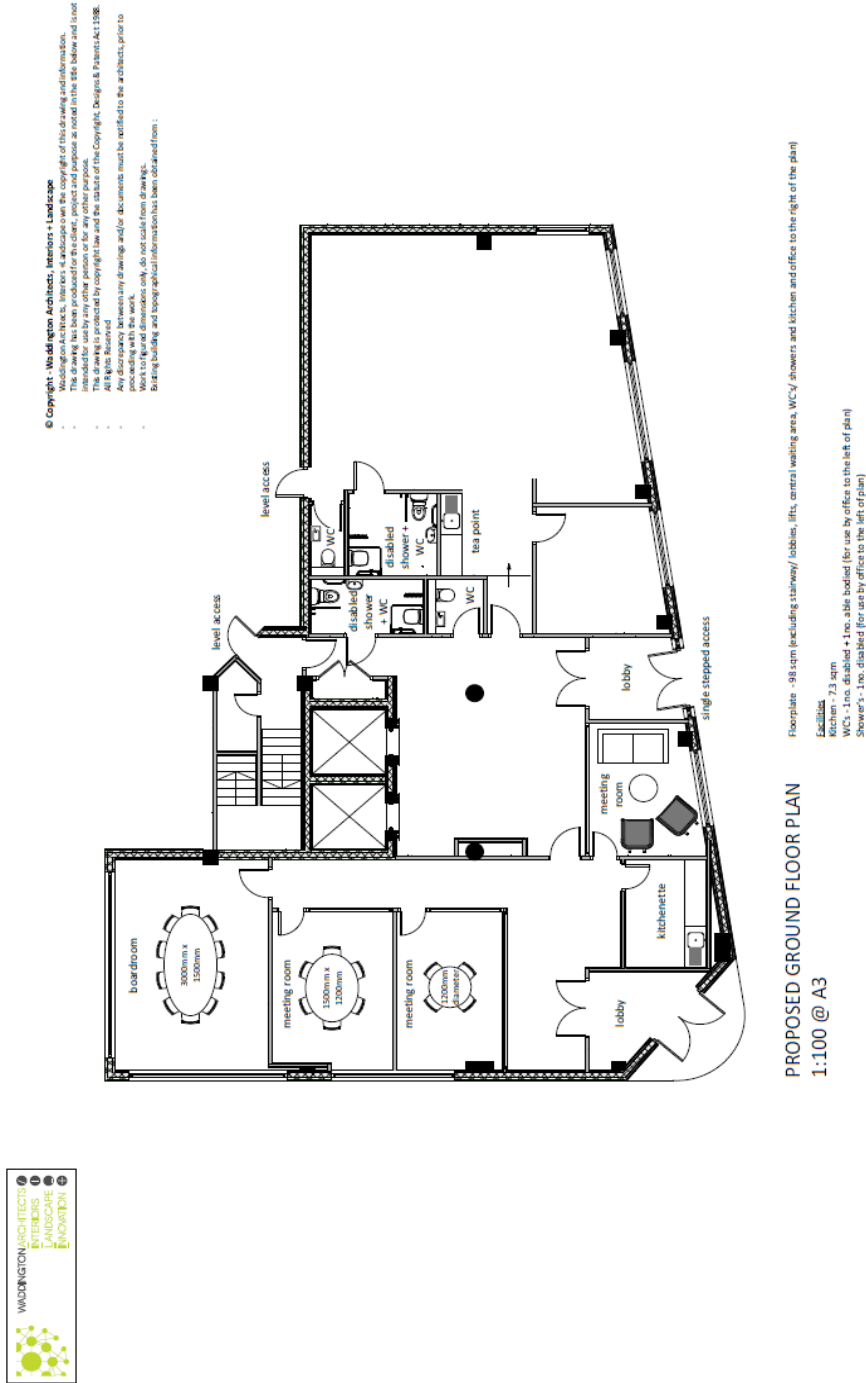
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VIEWING AND FURTHER INFORMATION

For further information, please contact Guy Gothard FRICS guy.gothard@cgcommercial.ie

PLANS



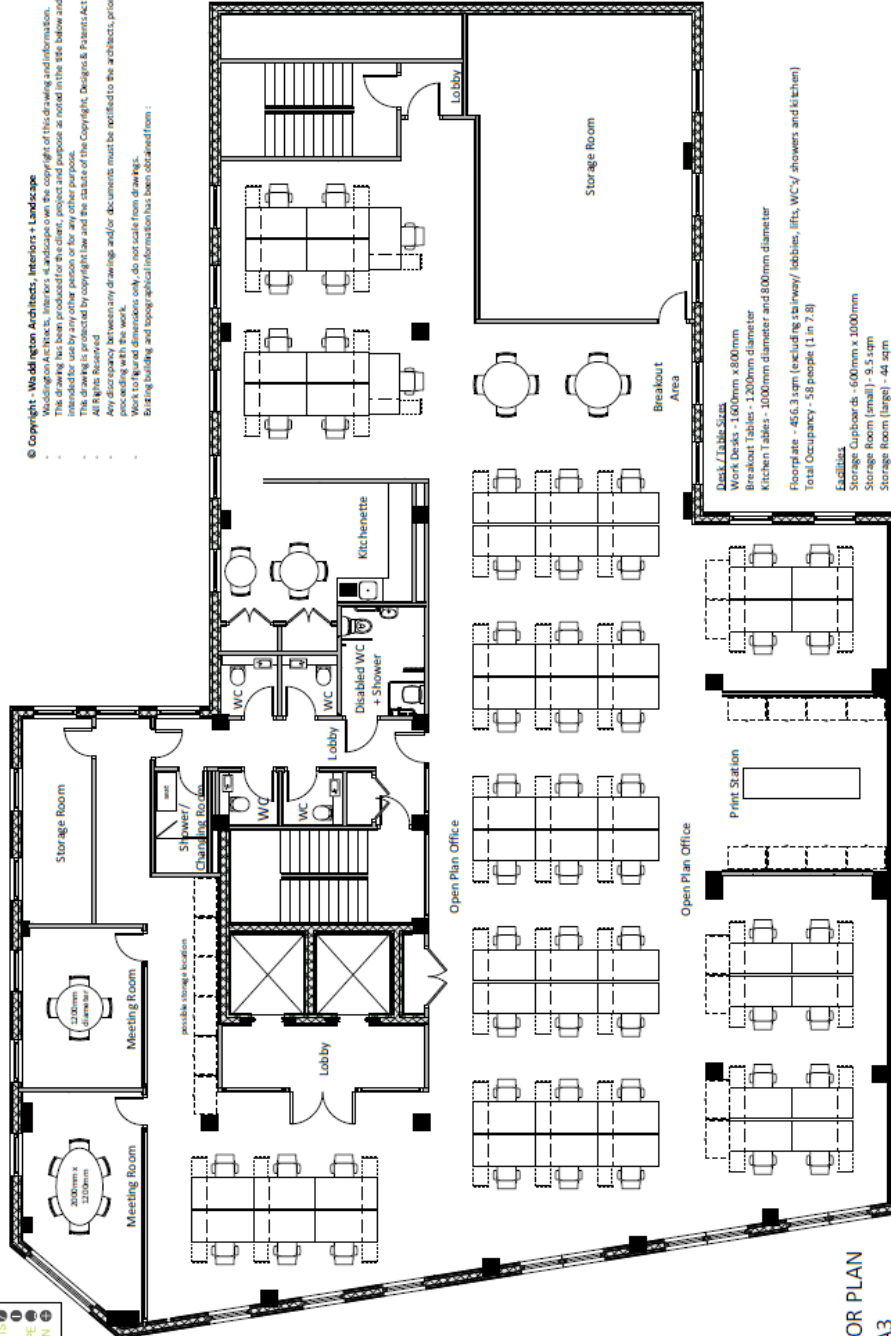
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FIRST FLOOR PLAN
 1:100 @ A3

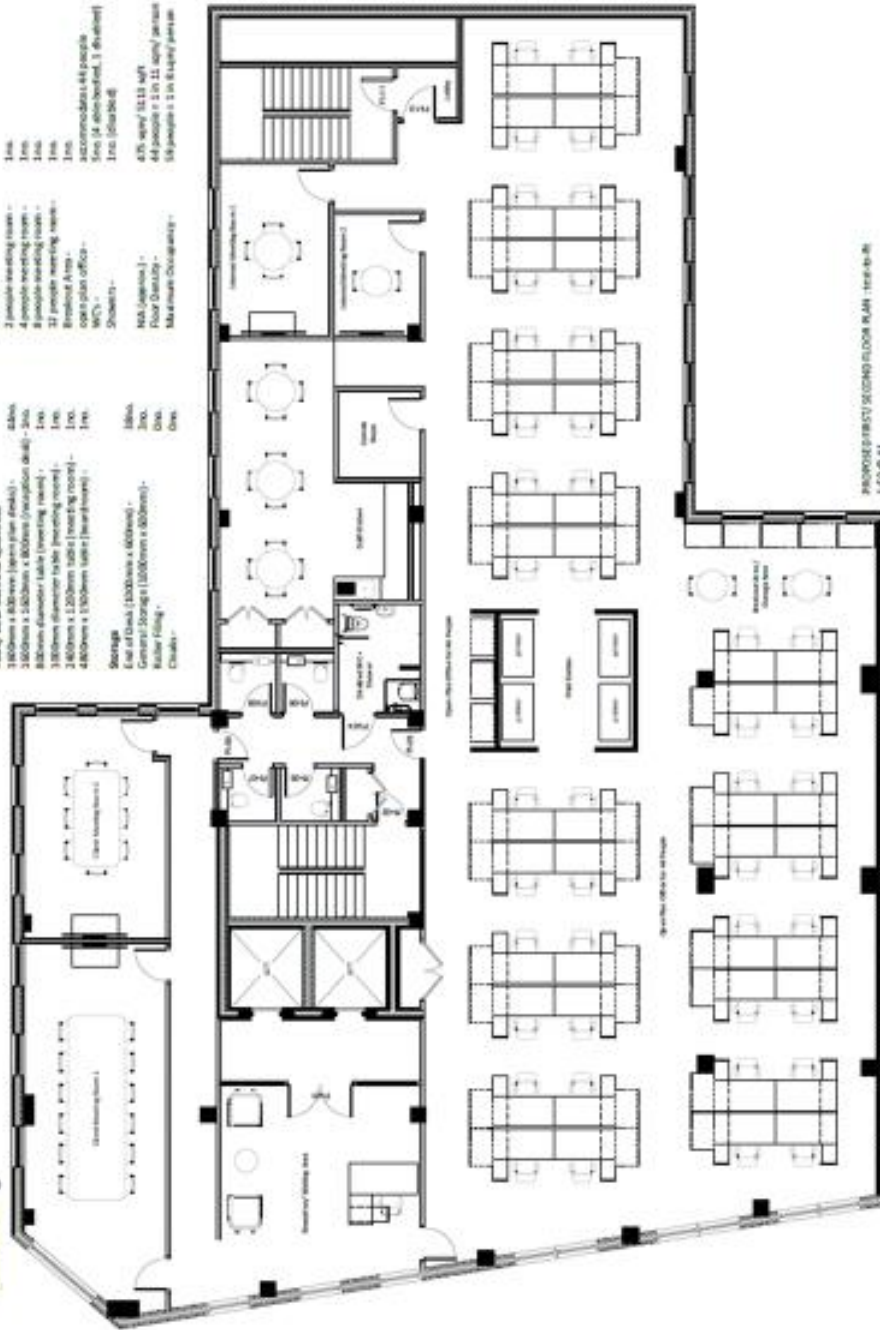
- Desk / Table Size
- Work Desks - 1600mm x 800mm
- Breakout Tables - 1200mm diameter
- Kitchen Tables - 1000mm diameter and 800mm diameter
- Floorplate - 456.3 sqm (including driveway/ tables, lifts, WC's/ showers and kitchen)
- Total Occupancy - 38 people (1 in 7.8)
- Facilities
- Storage Cupboards - 600mm x 1000mm
- Storage Room (small) - 9.5 sqm
- Storage Room (large) - 44 sqm
- Kitchen - 16.5 sqm
- Print Station - 21.2 sqm
- WC's - 1no. disabled + 4no. able bodied
- Shower's - 1no. disabled + 1no. able bodied

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PLEASE NOTE THE PROVISION IS SHOWN ON THIS FLOOR PLAN AND MAY BE SUBJECT TO CHANGE BASED UPON THE ACTUALITY. RECOMMENDATIONS IN THE 'BRIEF' COLUMN OF THIS DOCUMENT ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT.

Table / Desk Size and Quantity	Provisions
1800mm x 800mm (open plan desks) - 20	1 no.
1800mm x 2000mm x 800mm (reception desk) - 2 no.	2 no.
1800mm diameter table (meeting room) - 2 no.	2 no.
2400mm x 1200mm (open plan meeting room) - 1 no.	1 no.
2400mm x 1200mm (open plan meeting room) - 1 no.	1 no.
4800mm x 1200mm table (open plan) - 1 no.	1 no.
Storage	2 no.
End of Desk (1000mm x 600mm) - 2 no.	2 no.
General Storage (1000mm x 600mm) - 2 no.	2 no.
Kitchen Filing - 1 no.	1 no.
Chairs - 200	200
2 person meeting room - 1 no.	1 no.
4 person meeting room - 1 no.	1 no.
22 person meeting room - 1 no.	1 no.
Reception Area - 1 no.	1 no.
open plan office - 1 no.	1 no.
WC's - 1 no.	1 no.
Showers - 1 no.	1 no.
accommodates 44 people	44 people
5 no. (4 also booked, 1 also not)	5 no.
1 no. (also not)	1 no.
475 sqm / 5113 sqft	475 sqm / 5113 sqft
44 people x 2.0 = 88 sqm / per person	44 people x 2.0 = 88 sqm / per person
18 people x 2.0 = 36 sqm / per person	18 people x 2.0 = 36 sqm / per person



PROPOSED SECOND FLOOR PLAN 1000-10-18

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