

GROUND FLOOR OFFICE SUITE - TO LET
1 SEATON PLACE, ST HELIER



906 SQ.FT. INCLUDING SEPARATE MEETING ROOM AND KITCHENETTE

FULLY REFURBISHED TO BCO CAT A STANDARD

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

1 ON SITE COVERED PARKING SPACE AVAILABLE

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

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

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 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
- Shower, toilets and a kitchenette on each floor
- 1 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	UNDER OFFER	UNDER OFFER
SECOND	LET	LET
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.

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



Important Notice

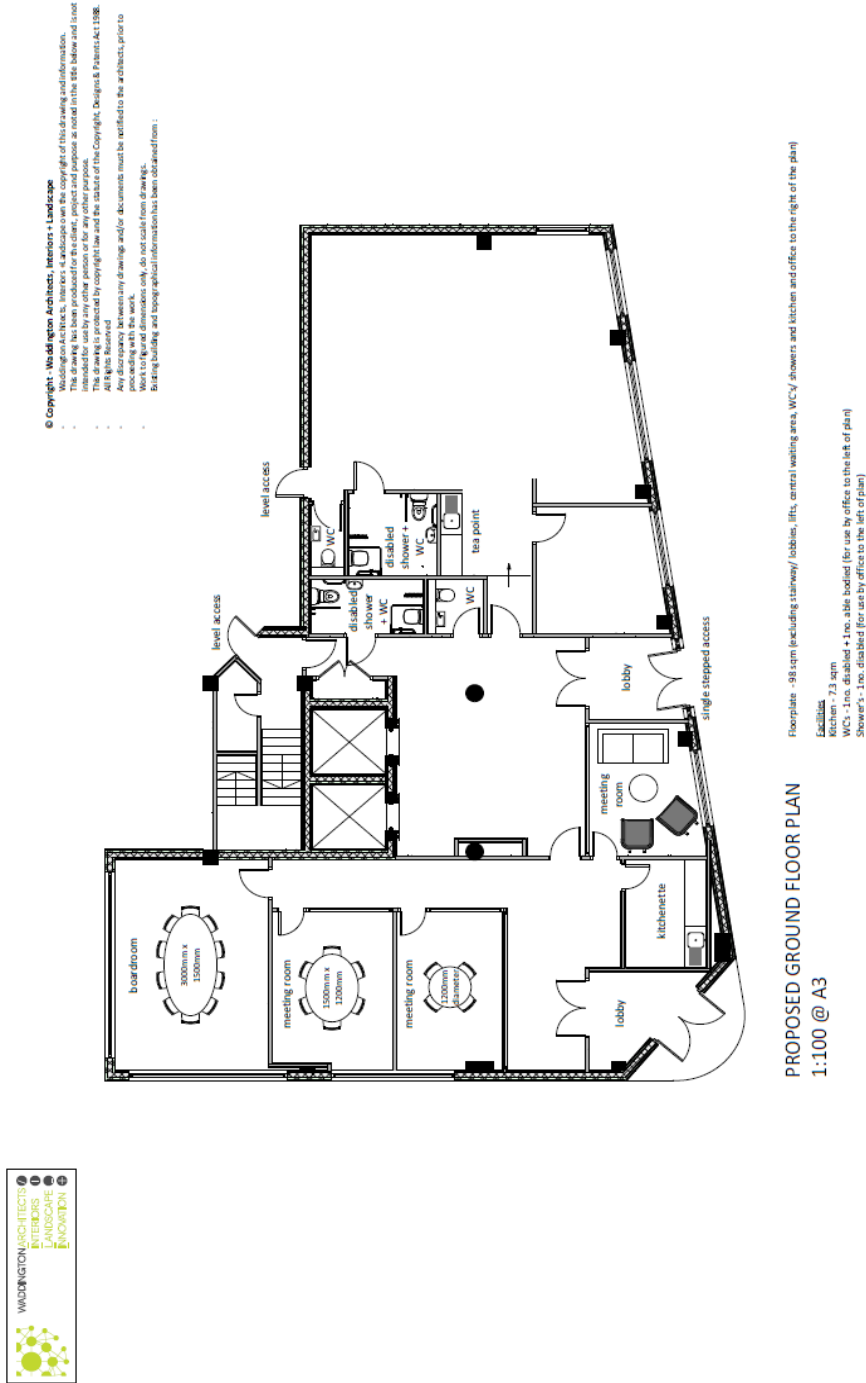
All the statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any offer or contract. They are provided merely as a general guide but without any responsibility whatsoever on the part of the vendor or lessor, CG Commercial, 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

VIEWING AND FURTHER INFORMATION

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

PLANS



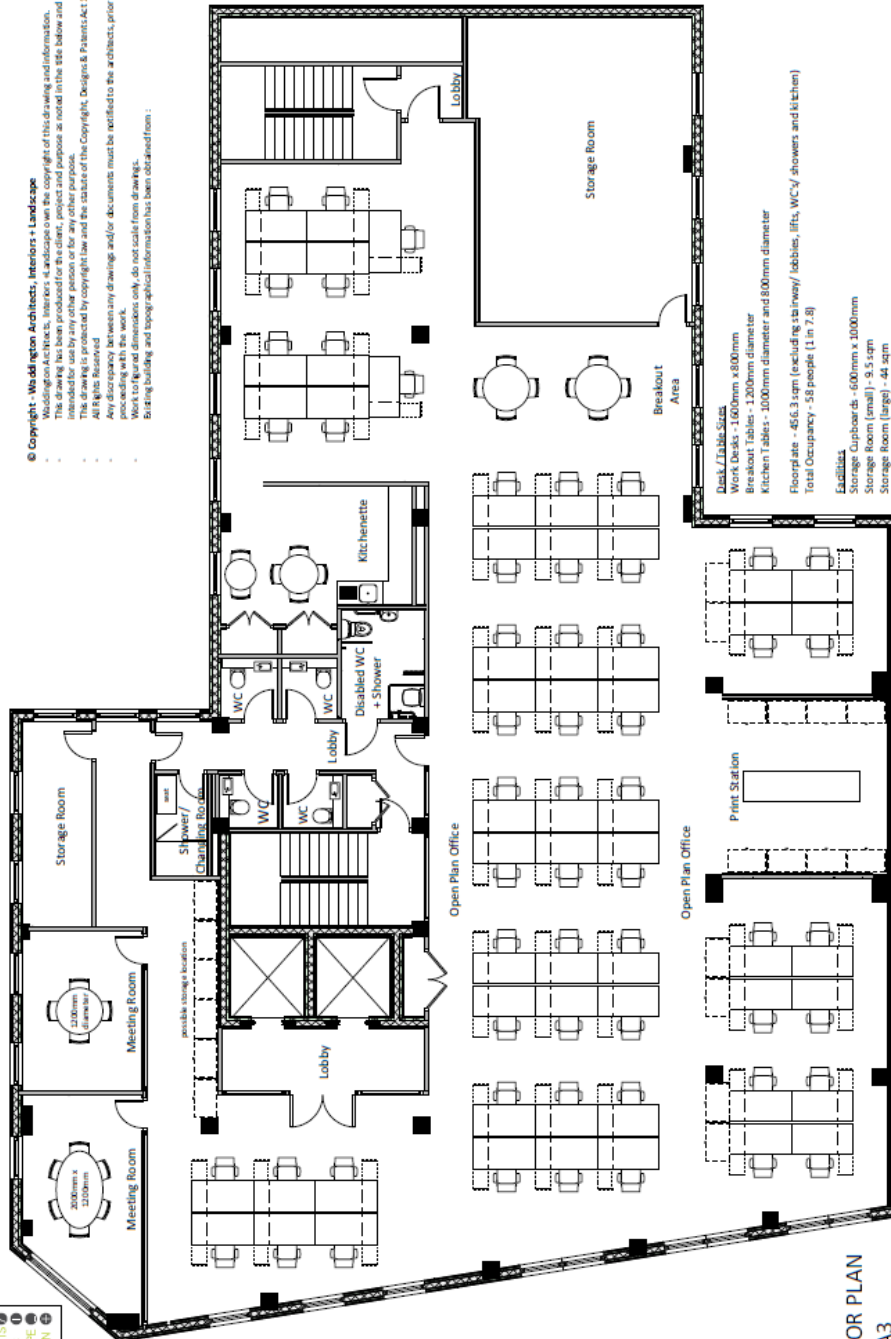
Important Notice

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



© Copyright - Waddington Architects, Interiors + Landscape
 No reproduction, storage, circulation, or disclosure, in any form, is permitted without the prior written consent of Waddington Architects, Interiors + Landscape.
 This drawing has been produced for the client, project and purpose as noted in the title block and is not intended for use by any other person or for any other purpose.
 The drawing is protected by copyright law and the status of the Copyright, Design & Patents Act 1988.
 Any discrepancy between any drawing and/or documents must be verified to the architect, prior to proceeding with the work.
 Work to final dimensions only, do not scale from drawings.
 Existing building and topographical information has been obtained from:



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

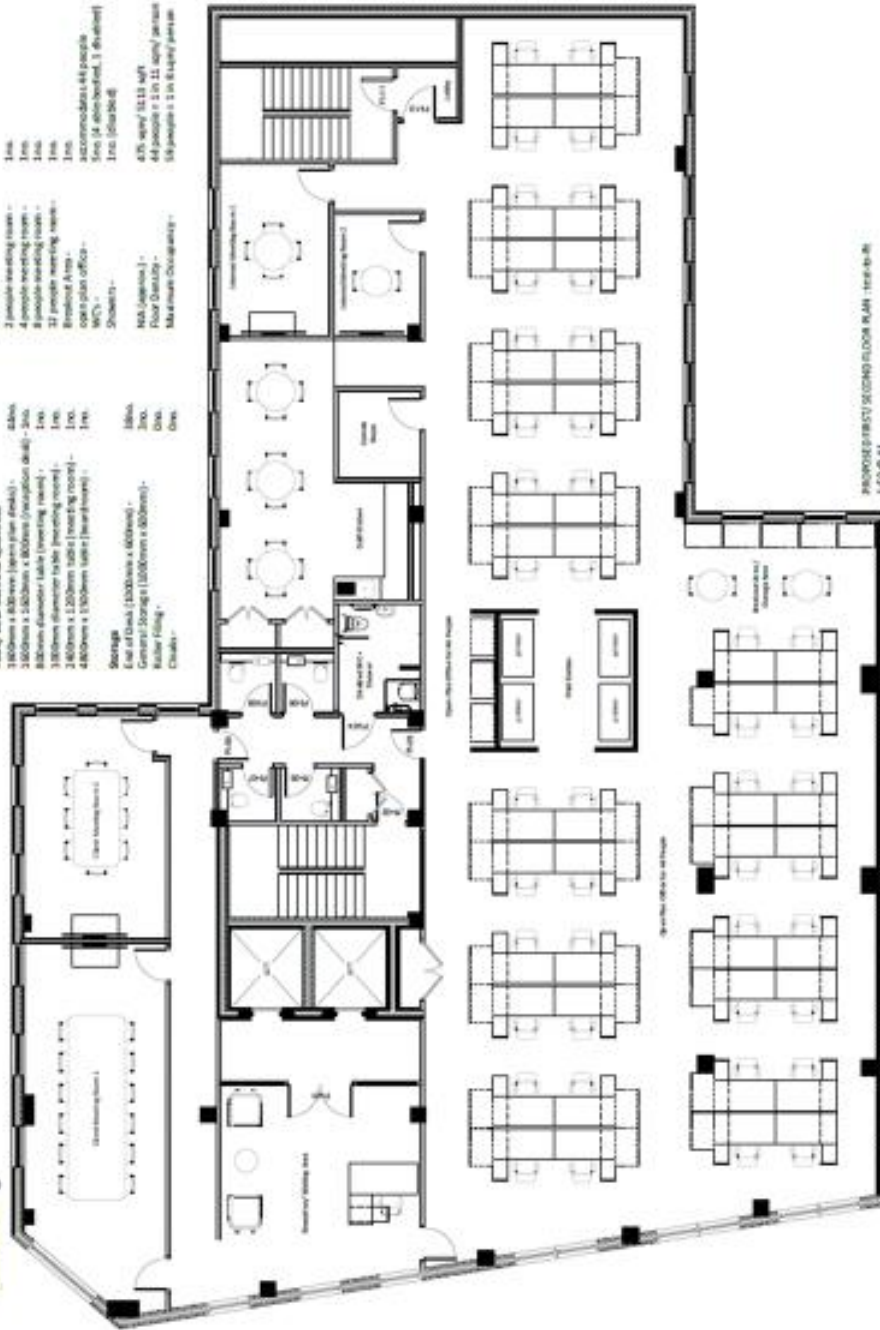
Important Notice

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.

PLEASE NOTE THE PROVISIONS SHOWN ON THIS FLOOR PLAN ARE BASED UPON THE CURRENT REGULATIONS LISTED IN THE BRITISH CONSTRUCTION OFFICE GUIDE (GIB) FOR 17' residential buildings (GENERAL BUILDING CONTRACT (GBC))

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) - 1 no.	1 no.
2400mm x 1200mm (open plan meeting room) - 1 no.	1 no.
4800mm x 1200mm table (open plan meeting room) - 1 no.	1 no.
Storage	2 no.
End of Desk (1000mm x 800mm) - 2 no.	2 no.
General Storage (1000mm x 800mm) - 2 no.	2 no.
Kitchen Filing - 1 no.	1 no.
Chairs - 2 no.	2 no.

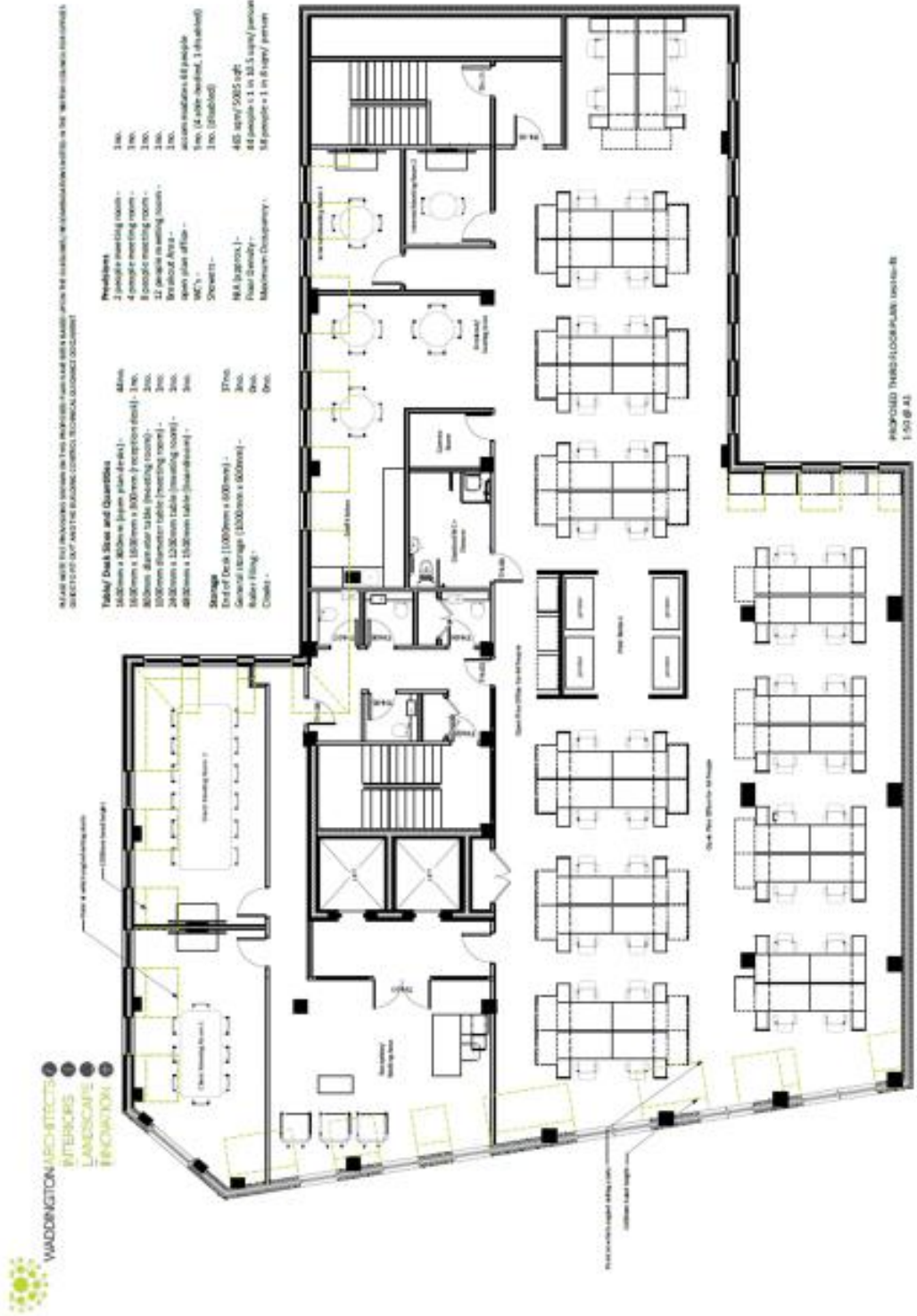
Provisions	Quantity
2 junior meeting rooms	2 no.
4 junior meeting rooms	4 no.
22 private meeting rooms	22 no.
Reception Area	1 no.
open plan office	5 no. (4 also booked, 1 also when)
WCs	1 no. (5 also booked)
Showers	1 no. (5 also booked)
Max. Occupancy	475 (when 1213 sqm)
Floor Density	44 people in 2.0m ² area / person
Max. Occupancy	150 people in 3.0m ² area / person



PROPOSED SECOND FLOOR PLAN 1000-10-20

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.