

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



PRIME OFFICES TO LET 13/14 ESPLANADE ST HELIER JERSEY



1ST FLOOR 6,743 SQ.FT.

**WITH 2 SECURE BASEMENT CAR
SPACES**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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13/14 ESPLANADE ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial Business District and prime office area, with frontages onto both the Esplanade and Commercial Street. More specifically, the property is situated midway between the junction with Conway Street and Castle Street.

The Esplanade has provided Jersey's prime office location for a number of years and forms the focal point of St Helier's central business and prime office district and is the gateway to St Helier as a whole.

This location benefits from being within close proximity to Patriotic Street and Pier Road multi-storey car parks and the impressive Waterfront leisure development, along with Jersey's marinas and harbours.

We attach a location and site plan for reference purposes.

DESCRIPTION

The building is a 4-storey purpose-built office structure with the potential for dual entrances at ground floor level onto The Esplanade.

The building was constructed to a BCo Cat A specification throughout, with the landlord base build, including the following:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Air conditioning;
- Fully accessible raised floors;
- Dual lift access;
- Male & Female WC facilities;
- High quality low maintenance exterior facades;
- Excellent efficient open plan working area;
- Secure basement car parking;
- Secure basement bike racks.

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EXISTING FIT-OUT

The available floor benefits from the existing fit-out which from the attached existing fit-out plans can be seen to include numerous private offices, tea station areas, roller archive storage system with naturally the building being comprehensively wired for the existing layout, which is all potentially available to an incoming sub-lessee.

From the attached plans, the previous layout shows the first floor layout showing 13 private offices and 76 open plan workstation areas, along with a kitchenette facility, breakout area and extensive archive filing.

We also attach test-to-fit showing how the floor could be laid out.

ACCOMMODATION

The approximate Net Internal Area is as follows:

First Floor Offices 6,743 sq.ft.

PARKING / BIKE RACKS

There are 2 unencumbered secure basement car spaces, along with several bike racks.

INITIAL “TEST TO FIT”

The Head Leaseholder is happy to assess the capabilities of the building for a specific Sub-Lessee, by way of undertaking various “test to fit” exercises.

We attach floor plans on a cleared-out basis, as currently fitted out and a couple of suggested test to fits, for reference purposes.

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TENURE

The premises are available by way of a new sub-lease up until 1 February 2029.

The terms are of a fully repairing and insuring nature allowing the Head-Lessee to recoup from the Sub-Lessee a fair proportion of the general running costs of the building. However, the Sub-Lessee shall not be responsible for any elements of the building that require replacement during the term of the lease, if deemed to be beyond economic repair.

Rent reviews are three yearly to Open Market Value, to be conducted by way of the equivalent percentage increase with the overriding Head-Lease.

RENTAL

Offices	£31 per sq.ft.
Parking	£3,750 per annum per car space

AVAILABILITY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the landlord and head-lessee.

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VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb
or Reece Sarre**

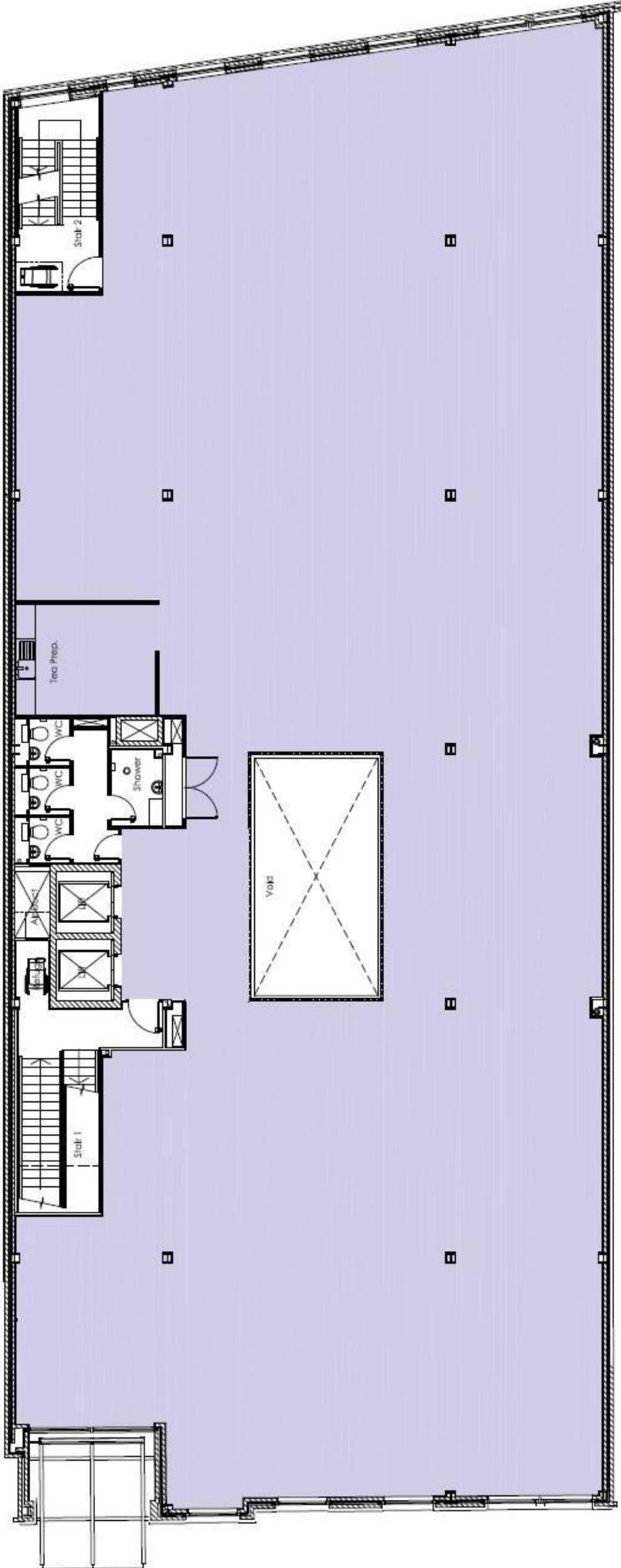
**Sarre & Company
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

FIRST FLOOR - CLEAR PLAN



NOTES

Plan dimensions only are to be taken from the drawing. All dimensions are to be checked on site before any work is carried out. It should seek confirmation. The drawing must be read in conjunction with all other and related documents and specifications. All drawings are to be used in conjunction with relevant drawings from other consultants. In the case of discrepancies, seek confirmation. The drawing must not be copied. It is the responsibility of the client to ensure that the plan is used within the parameters of the contract. © Copyright Axis Mason Ltd.

Rev	Description	Drawn	Checked	Date
P1	Issued For Information	AB	MC	24/06/19

KEY

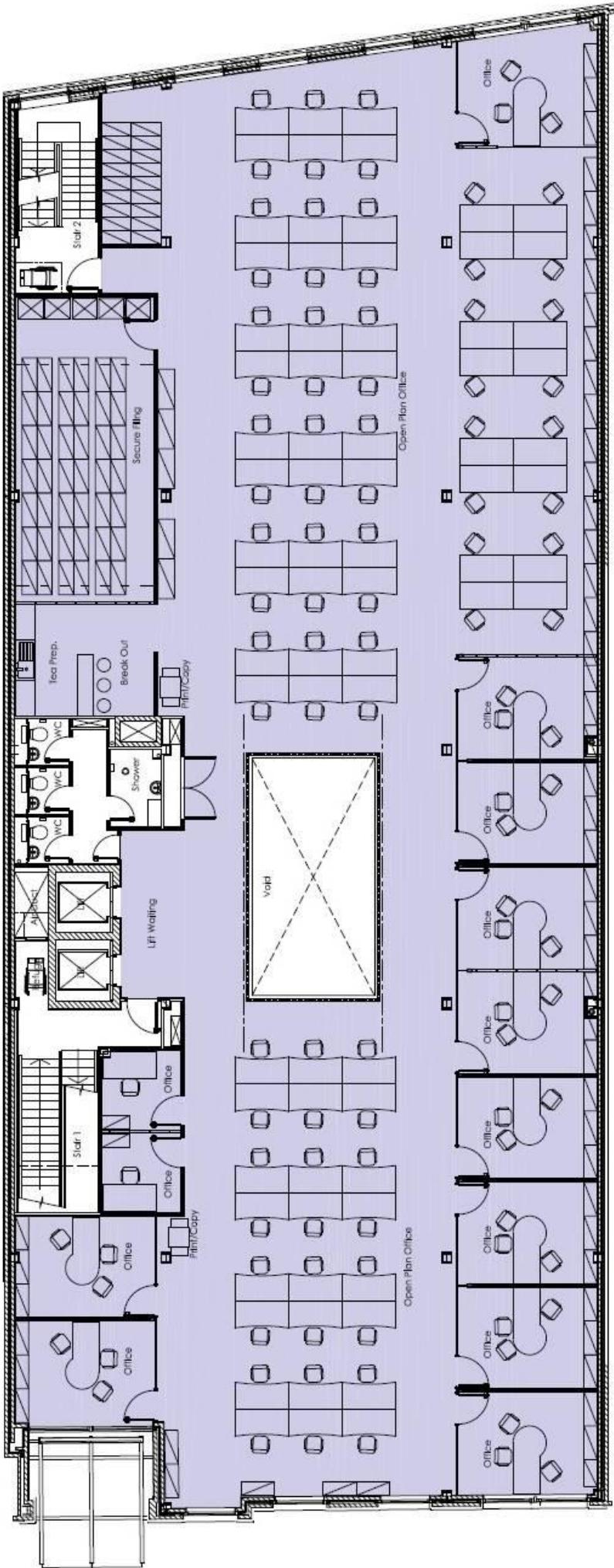
Demise 1 (679m ² / 6,770ft ²)	
Core Areas	

Client:	Appley	
Project:	13-14 Esplanade St. Helier Jersey	
Co-ordinator:		
Drawing Title:	First Floor Demised Layout	
Job No:	Drawing No:	Revision:
3507	110	P1

Summerville House, Pitts Street St. Helier, Jersey JE2 4SW 01534 870 137 WWW.AXISMASON.COM	LONDON	GLASGOW	JERSEY	DURBAN
Project:	NTS	Date:	JUNE 2019	Issue
Co-ordinator:	MC	Status:	INFORMATION	

Scale @ A4:	1:50	Date:	JUNE 2019
Project:	MC	Issue	INFORMATION
Co-ordinator:		Status:	

FIRST FLOOR - EXISTING LAYOUT



NOTES
 Please draw these plans only to be issued from the office. All changes are to be checked on site before any work is put in. If in doubt, seek confirmation. The drawing must be read in conjunction with all other architect's drawings, schedules and specifications. All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of discrepancies, seek confirmation. This drawing must not be copied in whole or in part without the prior written permission of Axis Mason Ltd.

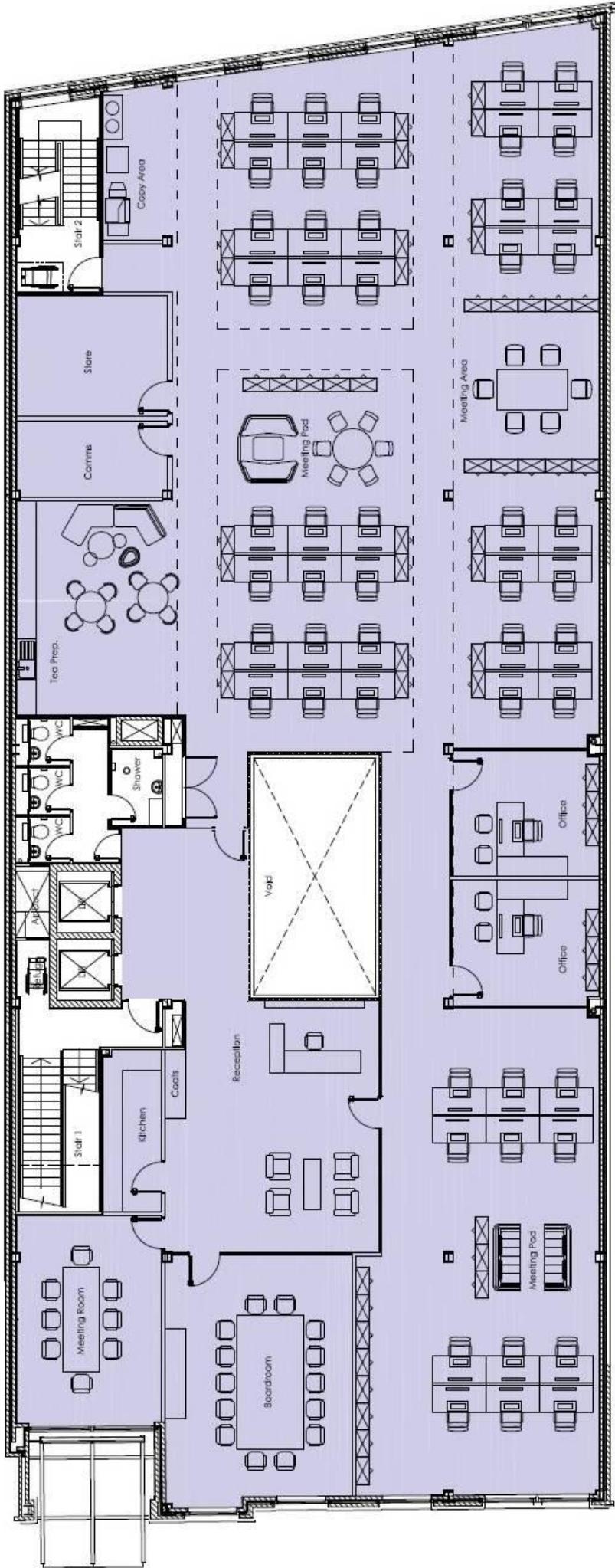
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LONDON GLASGOW JERSEY DURBAN		
Scale @ A4:	NTS	Date: JUNE 2019
Project:	MC	Issue: INFORMATION
Co-ordinator:		
Job No:	Drawing No: 110 (E)	Revision: P2
3507		

Client: Appleby	Project: 13-14 Esplanade St. Helier Jersey
Demise 1 (629m ² / 6,770sf)	
Core Areas	
Drawing Title: First Floor Demised Layout (Existing Layout)	

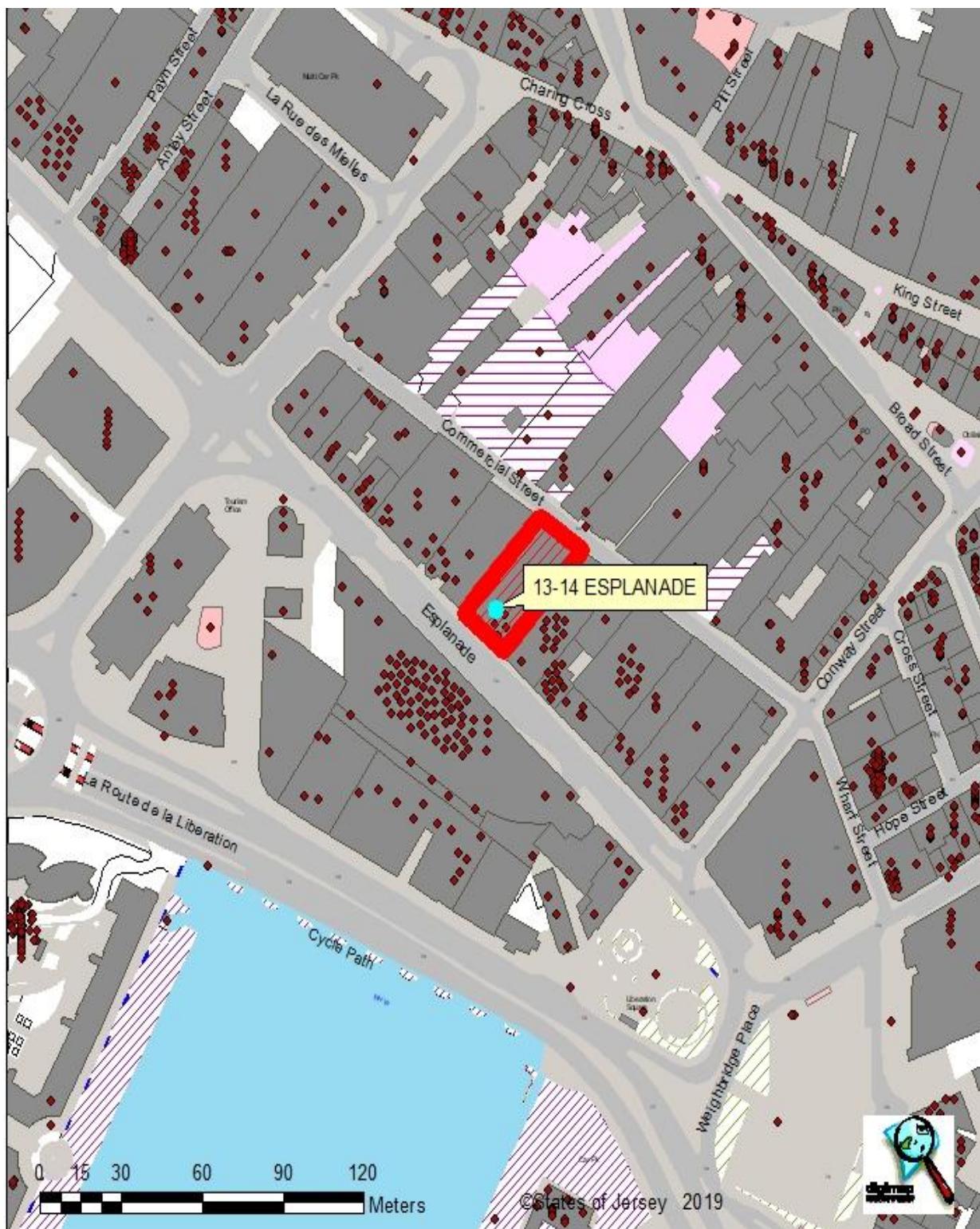
Rev Description	Dwn	Ckd	Date	KEY
P1 Issued For Information	AB	MC	24/06/19	
P2 Layout Updated	AB	MC	16/08/19	

FIRST FLOOR - SUGGESTED SINGLE FLOOR LAYOUT



AXIS MASON Somerville House, 100a High Street, St. Helier, Jersey, JE2 4SW 01534 870 157 WWW.AXISMASON.COM		LONDON GLASGOW JERSEY GDANSK DURBAN	
Scale @ A4: <input checked="" type="checkbox"/> NTS <input type="checkbox"/> MC		Date: JUNE 2019 Issue: INFORMATION Status:	
Client:	Appleby	Project:	13-14 Esplanade St. Helier Jersey
Rev	Description	Dwn	Ckd
P1	Issued For Information	AB	MC
KEY		Demise 1 (629m ² / 6,770'2")	
Core Areas			
NOTES		Plan dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. It is the client's responsibility to seek confirmation. This drawing must be read in conjunction with all other documents stated on drawings, schedules and specifications. All drawings are to be used in conjunction with relevant drawings from other consultants. In the case of inconsistency, seek confirmation. This drawing must not be copied in whole or in part without the prior written permission of Axis Mason Ltd. © Copyright Axis Mason Ltd	
Job No:	Drawing No:	Revision:	
3507	110 (P)	P1	

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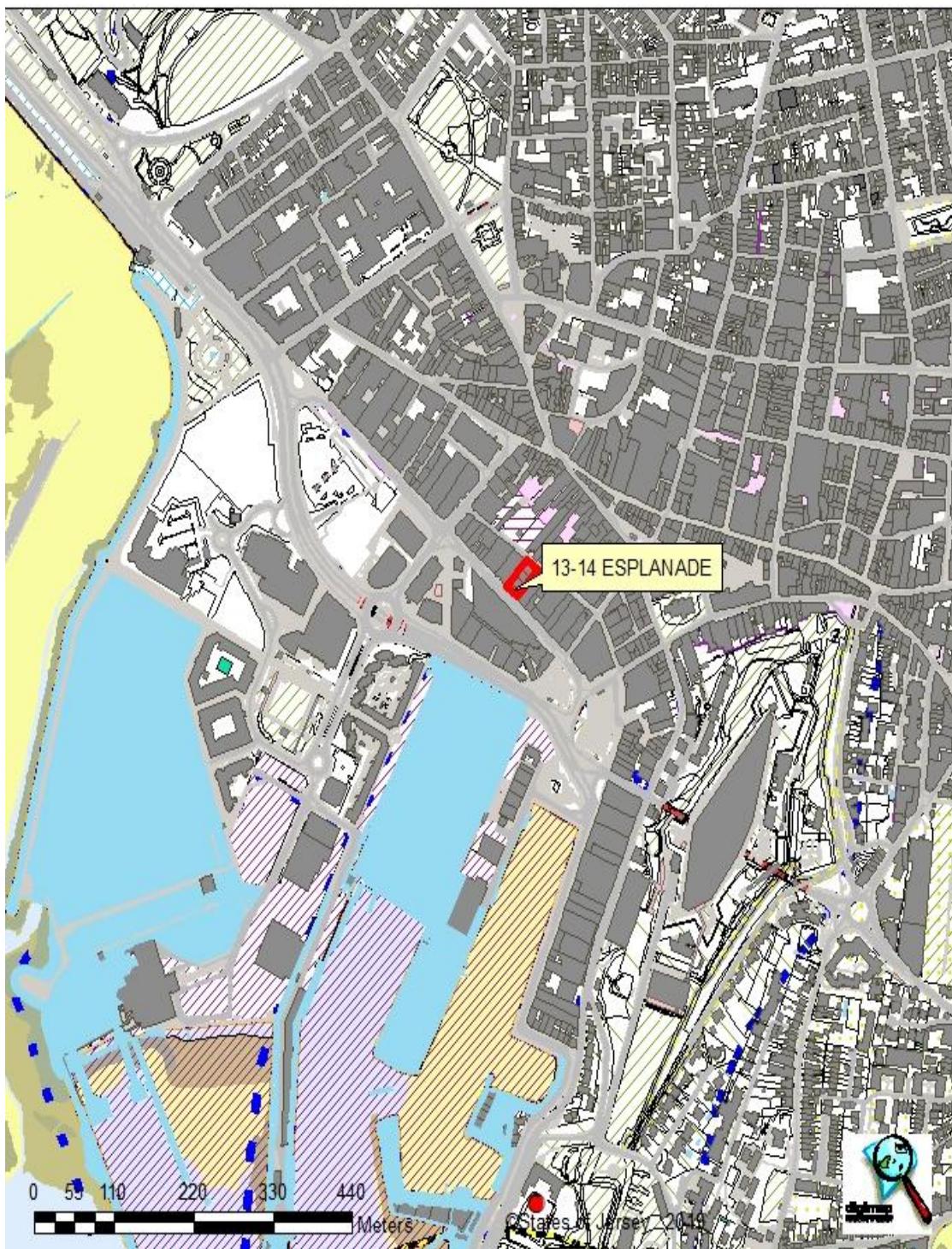


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