

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES PART FOURTH FLOOR 37 ESPLANADE ST HELIER JERSEY



APPROXIMATELY 6,584 SQ.FT.

**TO LET ON A
NEW SUB-LEASE**

16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



37 ESPLANADE ST HELIER

LOCATION

The property is located centrally within Jersey's Financial Business District occupying arguably one of the most prominent sites in the prime office area.

More specifically, 37 Esplanade is situated just to the West of the junction with Castle Street. Nearby occupiers include HSBC, Carey Olsen, Ogier, Union Bank Privee, Citi Bank, S G Kleinwort Hambros Bank, Hawksford and EY.

Other occupiers within the building include PWC, KPMG, Alter Domus, Canaccord, VG Trust and Brevan Howard.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The premises provide high quality office accommodation finished to a BCo Cat A standard with a Breeam rating of "Very Good".

The premises form part of the fourth floor rear section, providing particularly efficient open plan style accommodation.

The landlord base build specification benefits from the following:-

- Suspended ceilings;
- Integral fluorescent lighting;
- Air conditioning;
- Fully accessible raised floors;
- Double glazing;
- Carpeting throughout;
- Treble lift access to all floors;
- WC facilities;
- Shower facility;
- Efficient open plan floor plates;
- Excellent natural light provision;
- Concierge ground floor reception.

The premises are currently being refurbished to provide several private offices and meeting rooms, new carpets and redecorated.

37 ESPLANADE ST HELIER

ACCOMMODATION

The available space extends to an approximate Net Internal Area of 6,584 sq.ft.

We attach a floor plan as currently fitted out for reference purposes, albeit we can adapt to fit various requirements.

TENURE

The premises are currently held on a FRI lease which is due to expire on 28 November 2034, however, there is a lessee only break clause on 29 November 2028. Rent reviews are 3 yearly in line with Open Market Value with the next review being due on 29 September 2025 (currently outstanding).

The premises are available by way of a co-terminus sub-lease on similar terms to the headlease.

RENTAL

Asking £38 per sq.ft.

OCCUPATION

On completion of legal documentation.

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 both the Sub-lessor and Head-lessor. The Sub-Lessee will be required to produce the usual Due Diligence information.

37 ESPLANADE ST HELIER

VIEWING

By contacting the Vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB (Hons) AssocRICS
Or Reece Sarre**

**Sarre & Company
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St Helier
Jersey
JE2 3QR**

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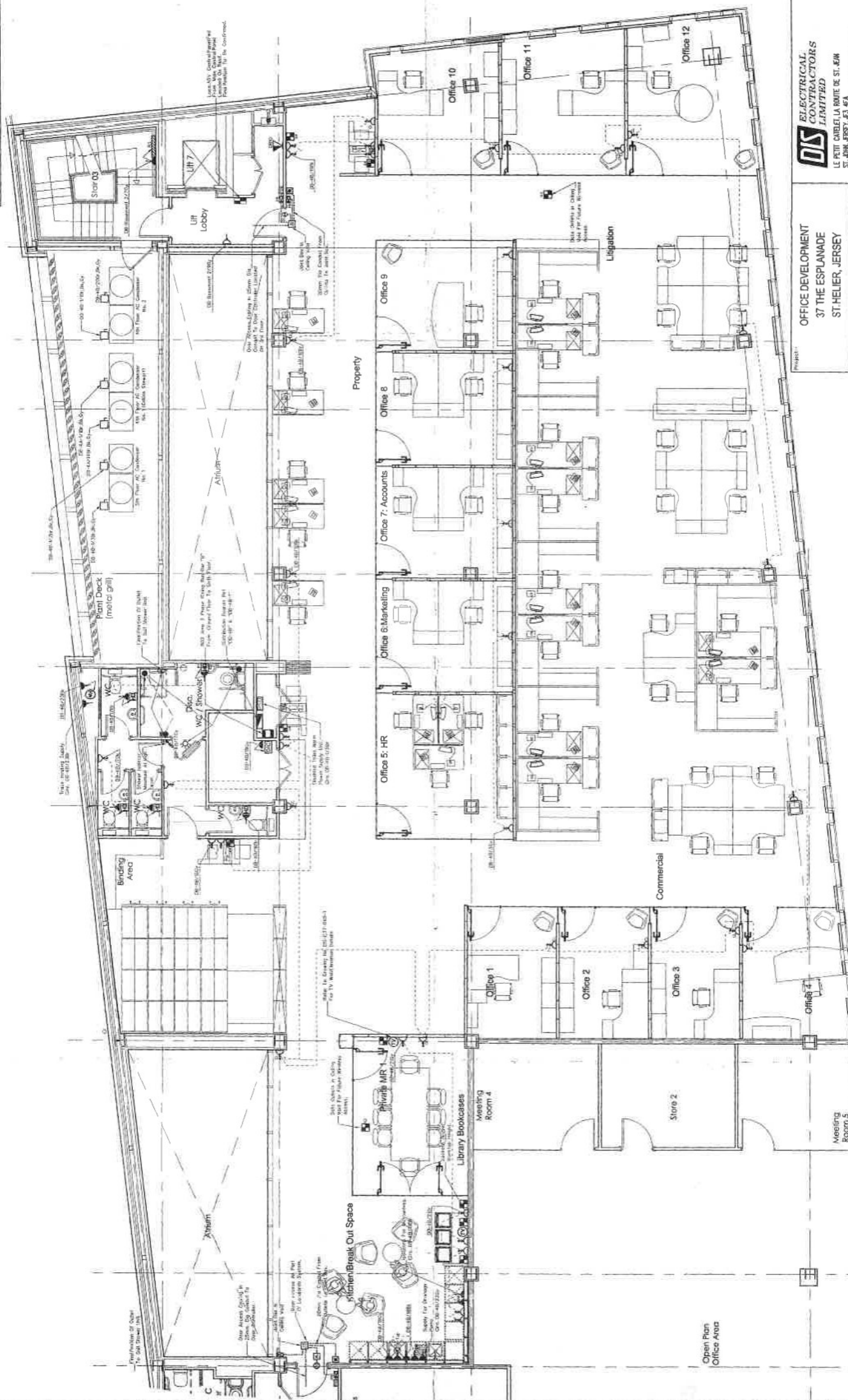
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OFFICE DEVELOPMENT
37 THE ESPLANADE
ST. HELIER, JERSEY

FOURTH FLOOR PLAN

"AS FITTED" INSTALLATION

SHEET 2 OF 2

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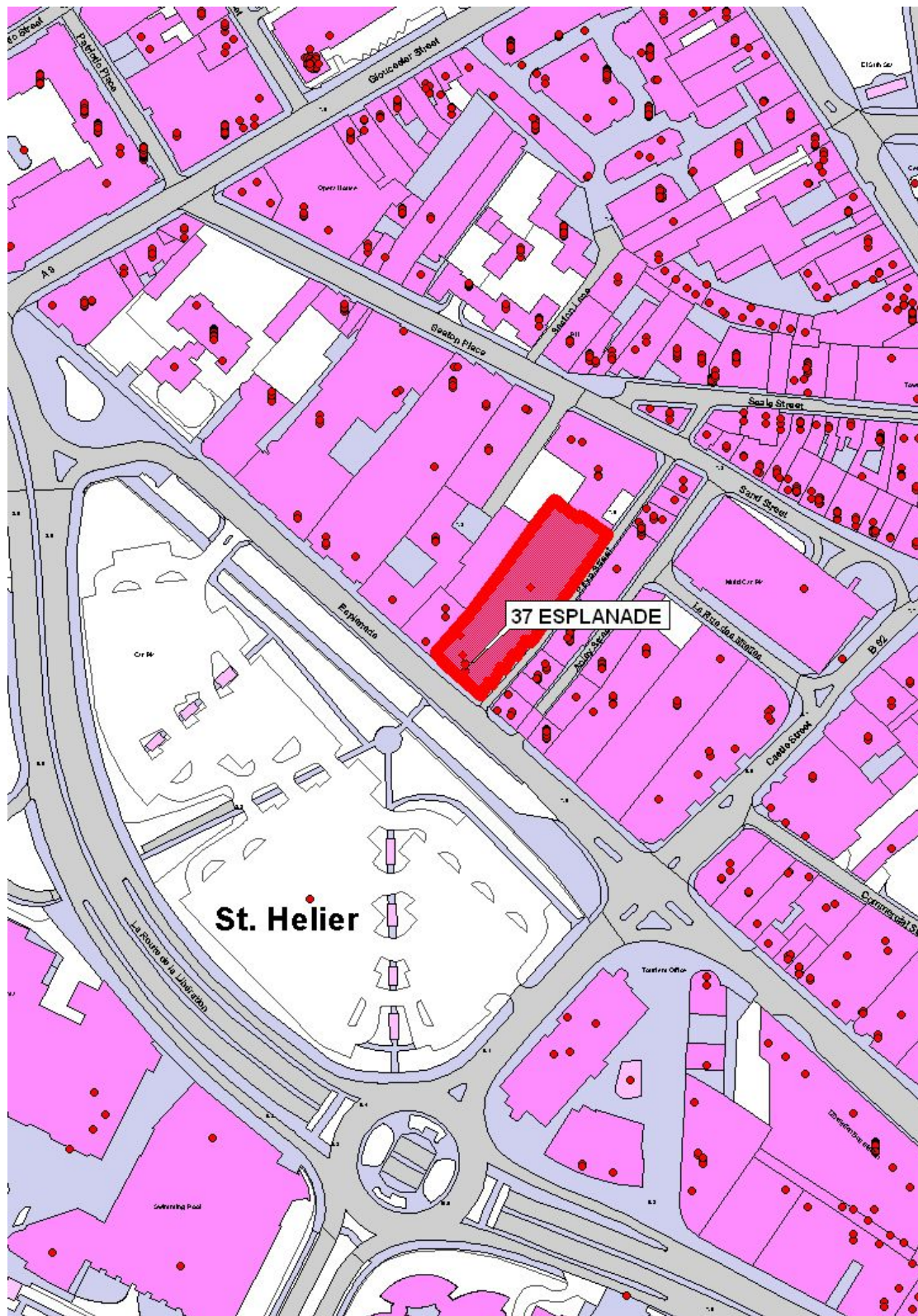
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