

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME 2ND FLOOR OFFICES 38 ESPLANADE ST HELIER JERSEY



**4,750 SQ.FT.
+ PARKING**

TO LET

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



38 ESPLANADE ST HELIER

LOCATION

The offices are located in Jersey's AAA prime office location.

More specifically, the premises are situated fronting the Esplanade, facing out over the International Finance Centre.

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

DESCRIPTION

The property is a fully refurbished purpose-built office building.

The property benefits from a full BCo Category A office fit-out throughout, with the following general amenities:

- Suspended ceilings with integral fluorescent lighting;
- Double glazing;
- Comfort cooling and comfort heating;
- Fully accessible raised floors;
- Dual lift access to all floors;
- Shower facilities;
- Kitchen facilities;
- Efficient open plan floor plate.

ACCOMMODATION

The approximate Net Internal Area is as follows:

Second Floor 4,750 sq.ft.

We attach a floor plan showing the existing layout for reference purposes and two further test to fit plans for a low and medium/high occupancy level.

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FITOUT/FURNITURE

Following segregation of the floor the space will be available to include all furniture and is currently fitted out to a high standard throughout.

SECURE PARKING

There are up to 3 parking spaces available.

TENURE

The premises are available on a fully repairing and insuring sub-lease to expire on 23 June 2033. Rent reviews are 3 yearly in line with Open Market Value with the next review being due on 24 June 2027.

ASKING RENTAL

Offices - £35 per sq.ft.
Parking - £4,000pa per car space

OCCUPATION

Mid 2026

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 Lessor. The Sub-Lessee will be required to produce the usual Due Diligence information.

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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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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

OPTION K - First floor



10/21
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OPTION K - Second floor



AXIS MASON
 ARCHITECTS
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 (415) 774-1000
 www.axismason.com

Project: 1000 15th Street - Investment Plan Final
 Phase: 1000 15th Street
 Date: 10/21/2024

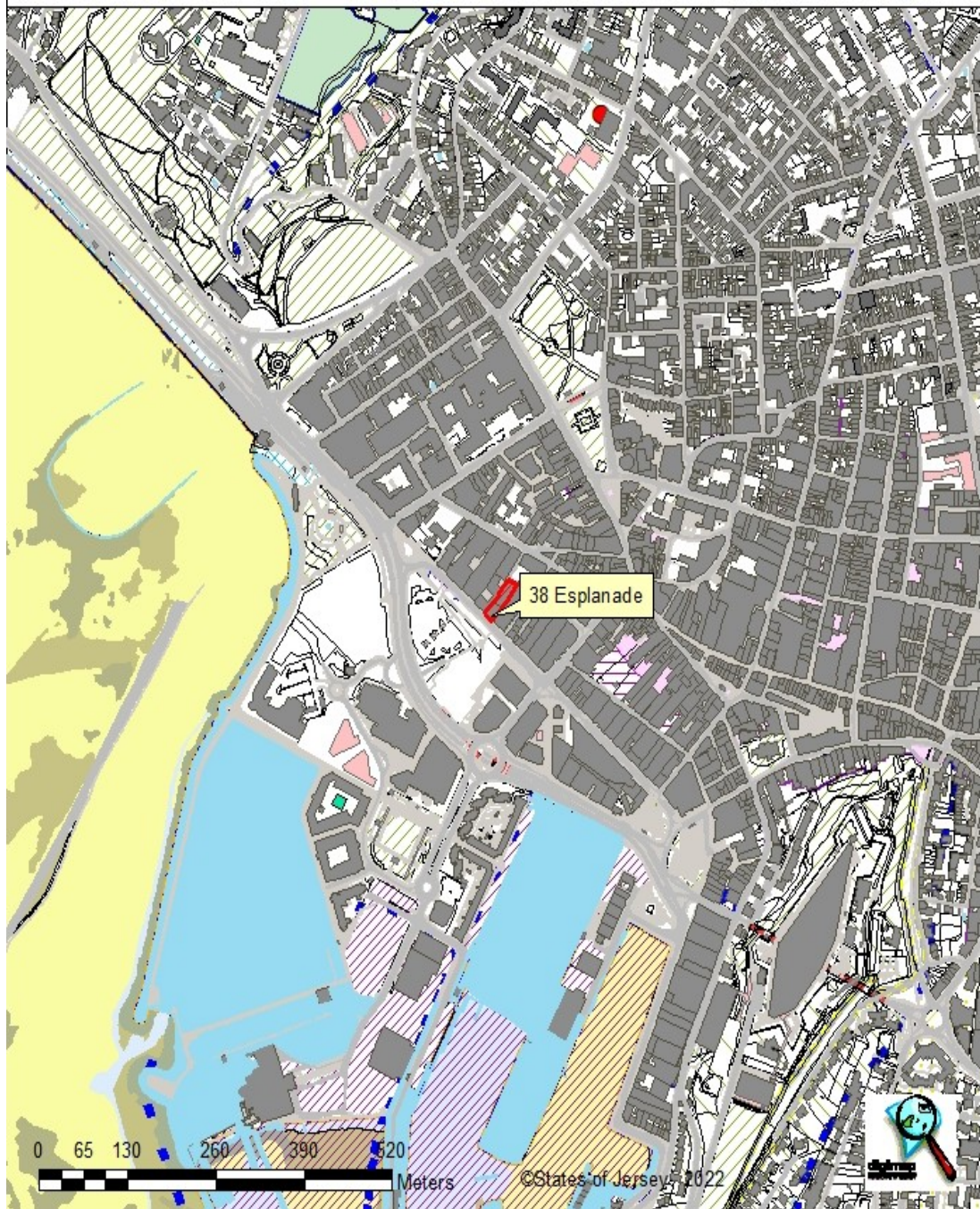
Design: 1000 15th Street - Investment Plan Final
 Date: 10/21/2024

Author: 1000 15th Street - Investment Plan Final
 Date: 10/21/2024

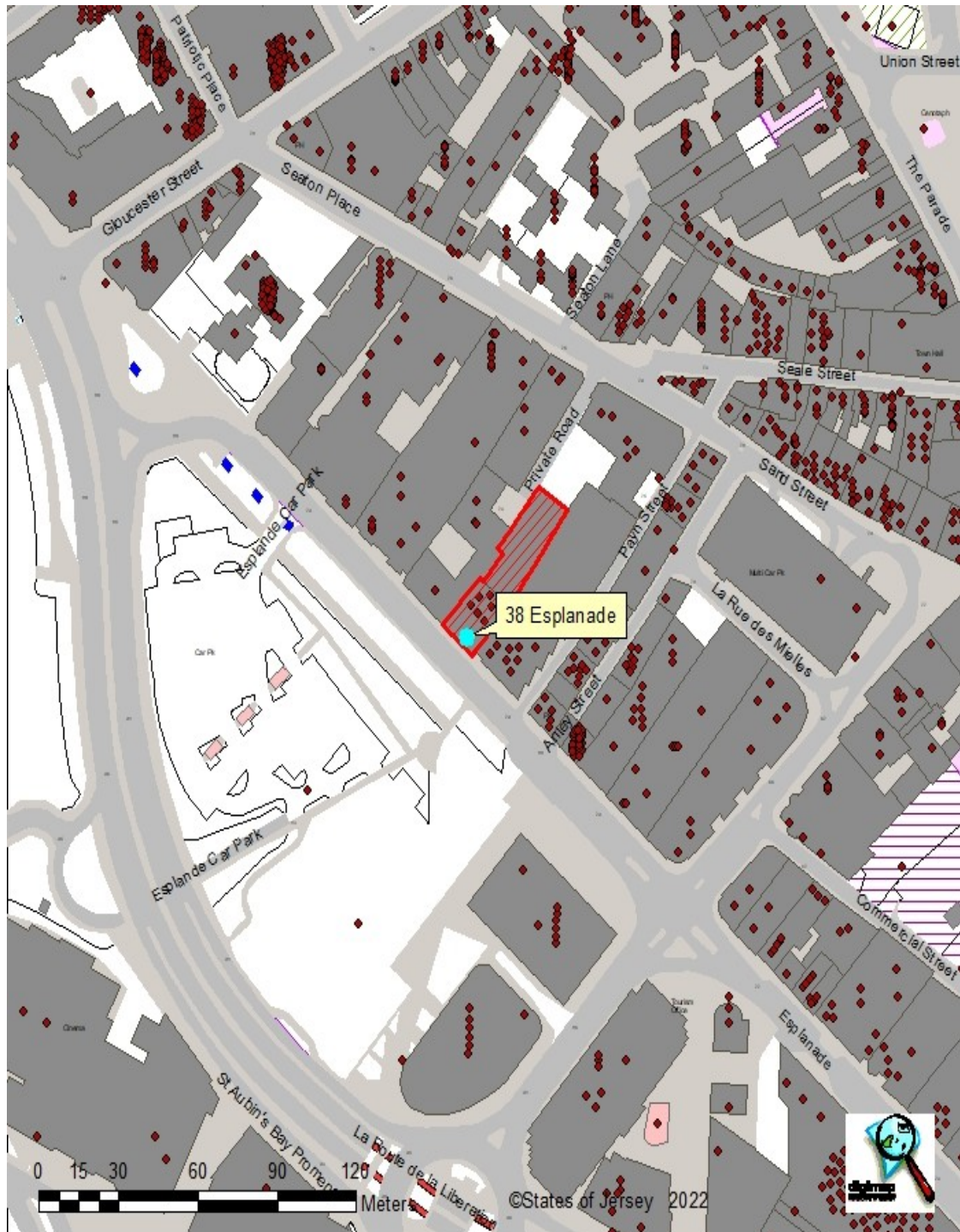
Checker: 1000 15th Street - Investment Plan Final
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Scale: 1/8" = 1'-0"

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