

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 58 ESPLANADE ST HELIER, JERSEY



**FIRST FLOOR – 9,592 SQ.FT.
PLUS 5 CAR PARKING SPACES**

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



58 ESPLANADE ST HELIER, JERSEY

LOCATION

58 Esplanade is a landmark headquarters office building prominently positioned on the Esplanade, with a return frontage along Gloucester Street.

The Esplanade is Jersey's prime office location and forms the focal point of St Helier's Central Business District and is the gateway to St Helier as a whole.

This location benefits from being within a short walk from St Helier's town marinas, leisure and fitness complex, various bars/restaurants and the principal pedestrian retailing street of King Street.

We attach a site plan and general location plan for identification purposes.

PARKING

The offices benefit from basement car parking, accessed off Patriotic Place, with 5 spaces allocated to the First Floor offices.

In addition, Patriotic Street multi-storey car park with entrances off both Kensington Place and Patriotic Street, is in close proximity, and there is the private multi-storey car park situated in Kensington Place (247 spaces) and the principal open air car parks, situated on the Esplanade.

DESCRIPTION

58 Esplanade consists of a purpose built 6 storey office building, which is to be reconfigured to provide an impressive communal main entrance foyer. All floors in the building provide open plan office accommodation, with excellent natural light provision.

The available accommodation is situated on the first floor, with HSBC Bank occupying the remainder of the building.

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SPECIFICATION

The building has been constructed to a BCo CAT A specification throughout, with the landlord base building including the following:--

- Suspended ceilings
- Integral low energy recessed lighting
- Comfort cooling/comfort heating throughout
- Fully accessible raised floors
- Refurbished male/female WC facilities, with shower facilities, to a BREAMM rating of "Good".
- Double glazing throughout
- Lift access
- High quality, low maintenance exterior facades
- Excellent, efficient open plan working area with natural daylight on three sides

ACCOMMODATION

The available accommodation extends to the following:-

First Floor Offices	9,592 sq.ft.	(891.12 sq.m)
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We attach a floor plan for reference purposes.

TENURE

The office space is available by way of a new effectively fully repairing and insuring institutional style lease, for a term of 9 years or longer, subject to 3 yearly rent review to Open Market Value, upwards only.

RENTAL

Offices -	£40 per sq.ft.
Parking -	£4,500 pa per car space

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AVAILABILITY

From March 2027 and on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs

COVENANT STRENGTH

In consideration of a transaction an accepted style covenant will be required.

FURTHER INFORMATION

For further information please contact:

**Julian Roffe FRICS MCI Arb, Alistair Sarre BSc MRICS, Simon Gale LLB
AssocRICS
or Reece Sarre**

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

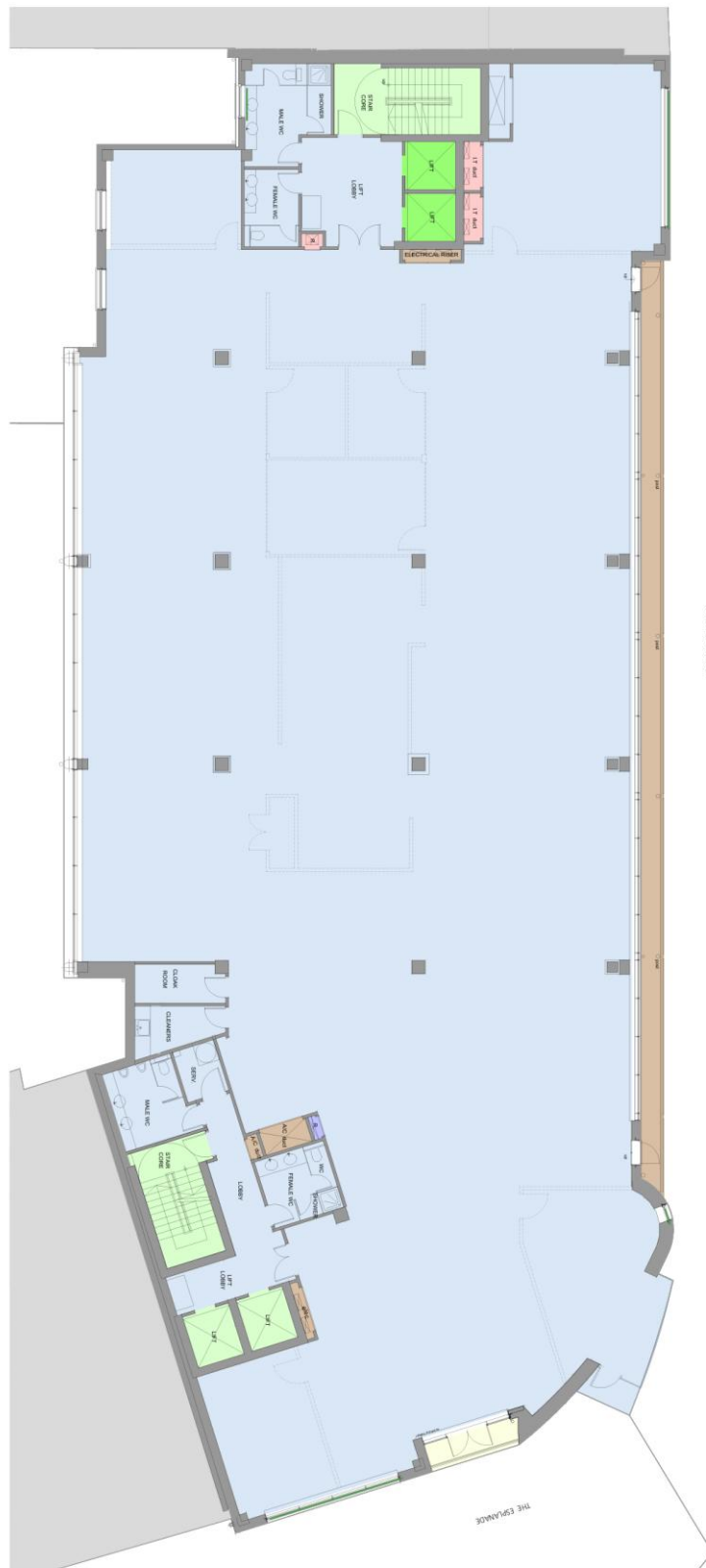
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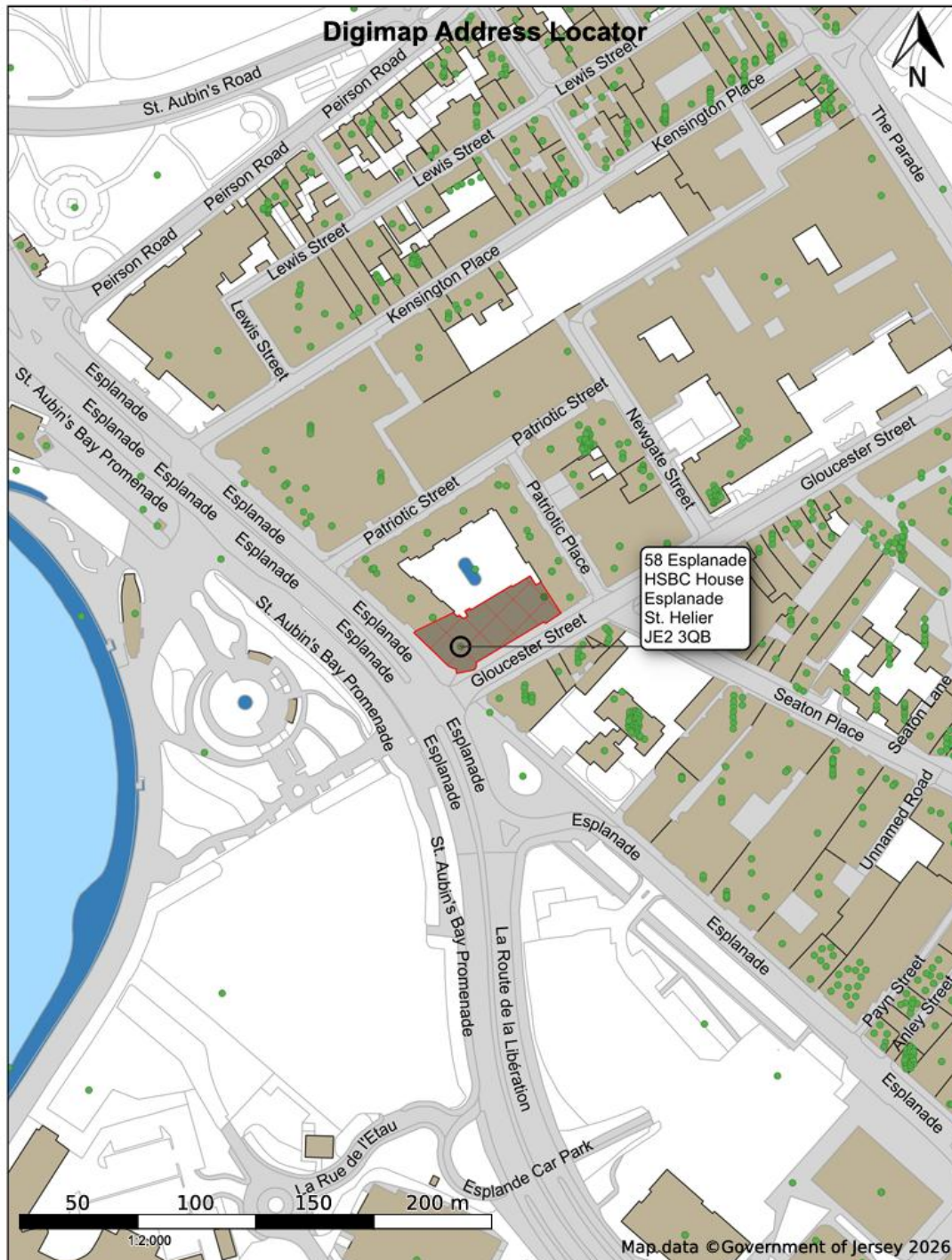
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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