

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 5TH FLOOR KINGSGATE HOUSE ESPLANADE ST HELIER



**2,027 SQ.FT.
PARKING AVAILABLE
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



KINGSGATE HOUSE ESPLANADE

LOCATION

The property is situated on the Esplanade, Jersey's prime financial business district office location. The property occupies a prominent position at the junction of the Esplanade and Gloucester Street with uninterrupted views across the Waterfront and extended views to Elizabeth Castle and St Aubin. The property is approximately five minutes' walking distance from the principal retailing district of King Street/Queen Street. It also benefits from being within two minutes' walking distance of Patriotic Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

The property comprises a prominent office building arranged on ground and five upper floors with a purpose built basement car park accessed from Gloucester Street.

The Fifth Floor offices have been recently refurbished and benefit from a high specification fit-out to include the following general amenities:

- Suspended ceilings with integral LED lighting
- Raised access floors
- Comfort cooling/heating system
- Fibre optic connectivity
- Large fitted kitchen/staff room
- Separate male, female and disabled WCs
- Lift access
- Dedicated reception area
- Secure underground parking available by separate negotiation

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VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

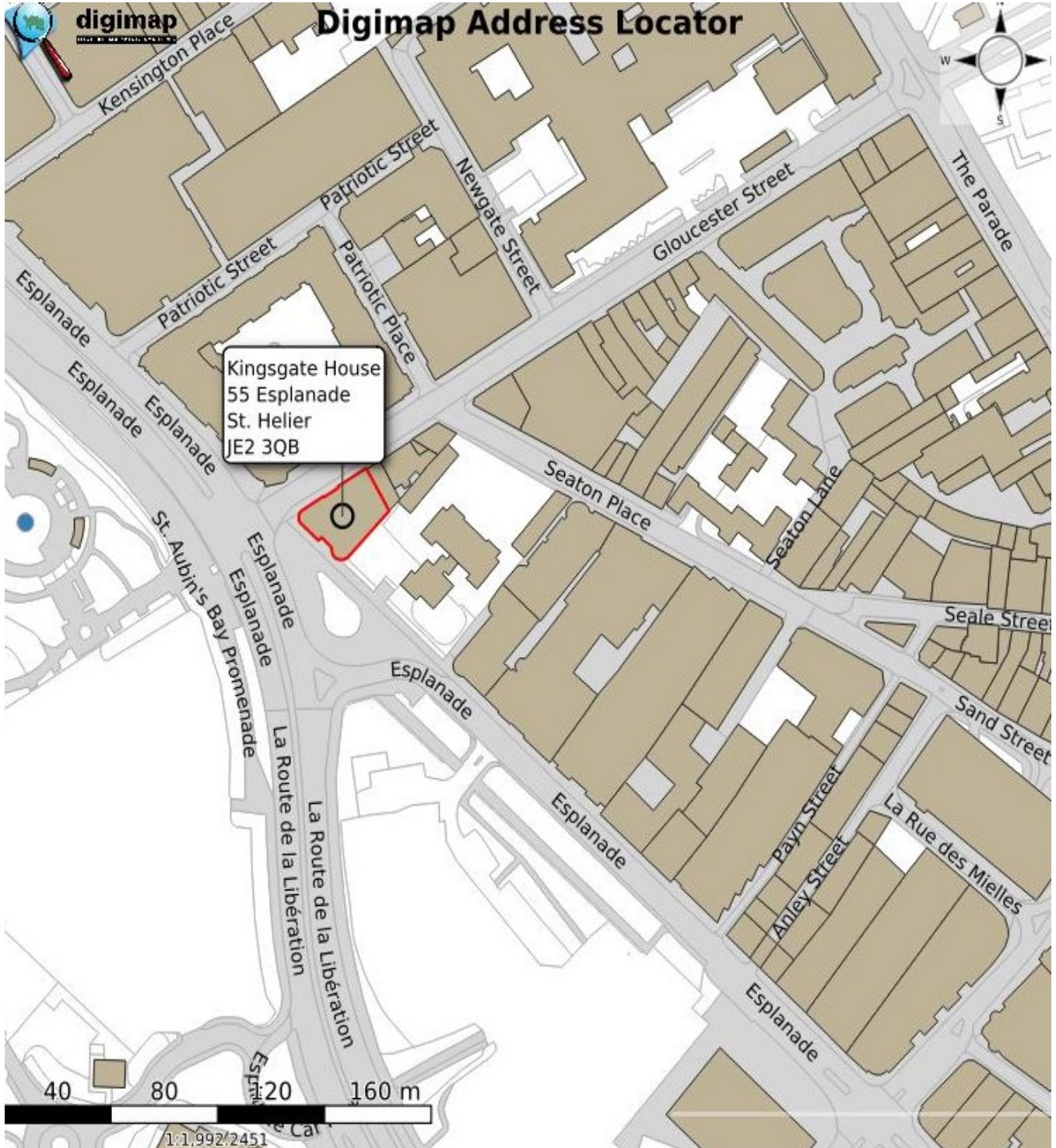
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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