

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

ICONIC OFFICE BUILDING AAA PRIME LOCATION ONE LIBERTY PLACE THE ESPLANADE ST HELIER



1,308 SQ.FT.

TO LET



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



One Liberty Place

The Esplanade

LOCATION

The property is located in the heart of Jersey's Central Business District and within St Helier's AAA prime office area.

More specifically, the property is situated on the South side of the Esplanade, close to the junction with Castle Street.

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

DESCRIPTION

The property comprises a 5-storey freestanding purpose-built office building.

The building benefits from a prominent ground floor entrance, with staircase and lift access to all floors and the unit benefits from being one of the most high-profile buildings within the prime office area.

The building benefits from the following Cat A specification:

- Suspended ceilings with integral lighting
- Comfort cooling and comfort heating
- Fully accessible raised floors
- Lift access to all floors
- Efficient open plan working area
- Excellent natural light provision
- Male and female WC facilities
- Shower facilities
- Impressive entrance and reception area
- Communal ground floor breakout area

We attach a selection of photographs for reference purposes.

One Liberty Place

The Esplanade

ACCOMMODATION

The approximate Net Internal Area is as follows:

Third Floor	1,308 sq.ft.	(121.5 sq.m.)
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We attach a floor plan of the building based on a clear open plan solution and as currently laid out.

TENURE

The premises are available on an all-inclusive license agreement, which covers all outgoings including utilities, service charges and insurance for a period of 3 years or greater.

RENTAL

£6,950 per month per floor.

AVAILABILITY

Immediately on 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 licensor.

One Liberty Place The Esplanade

VIEWING

By contacting the licensor's sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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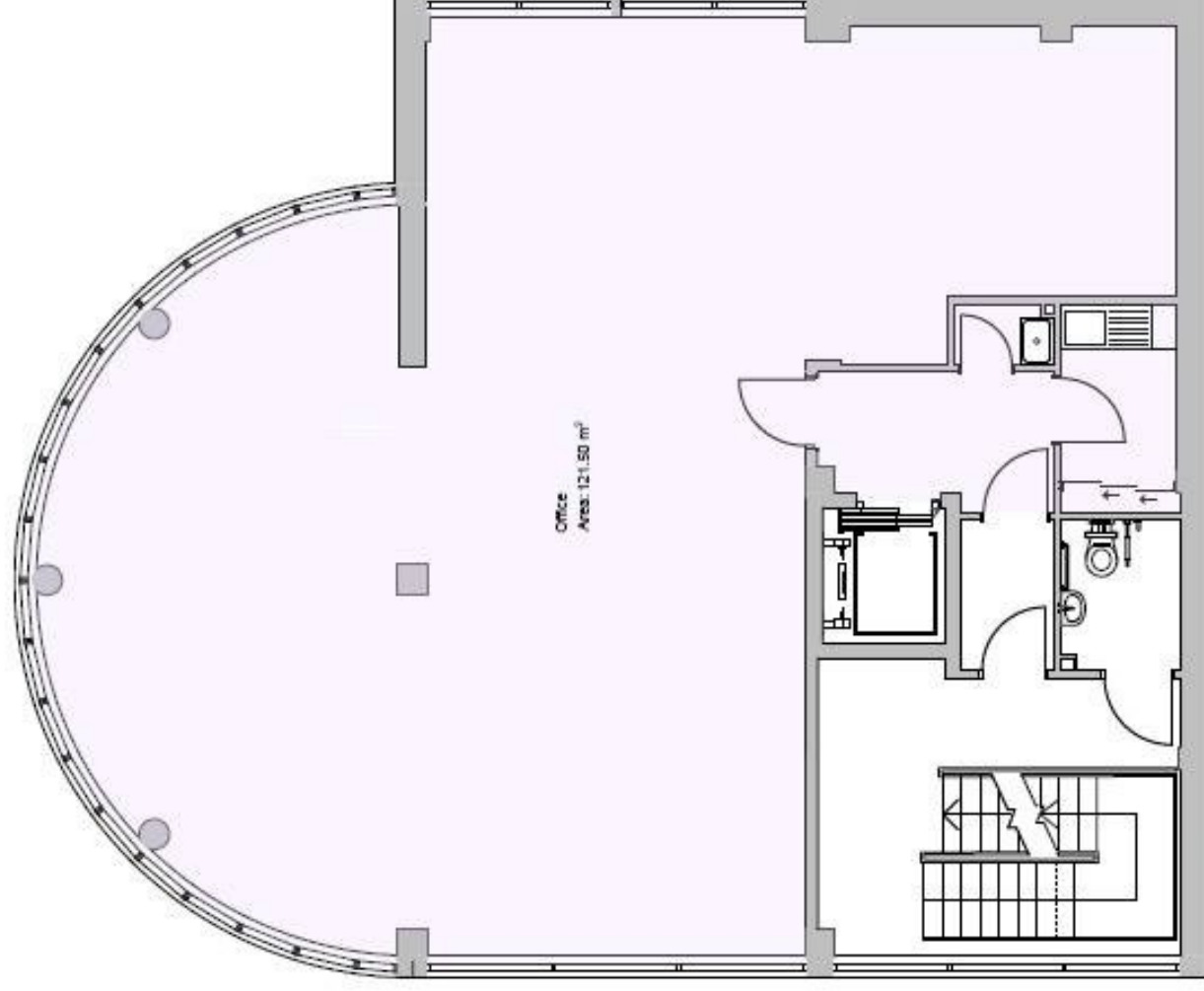
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

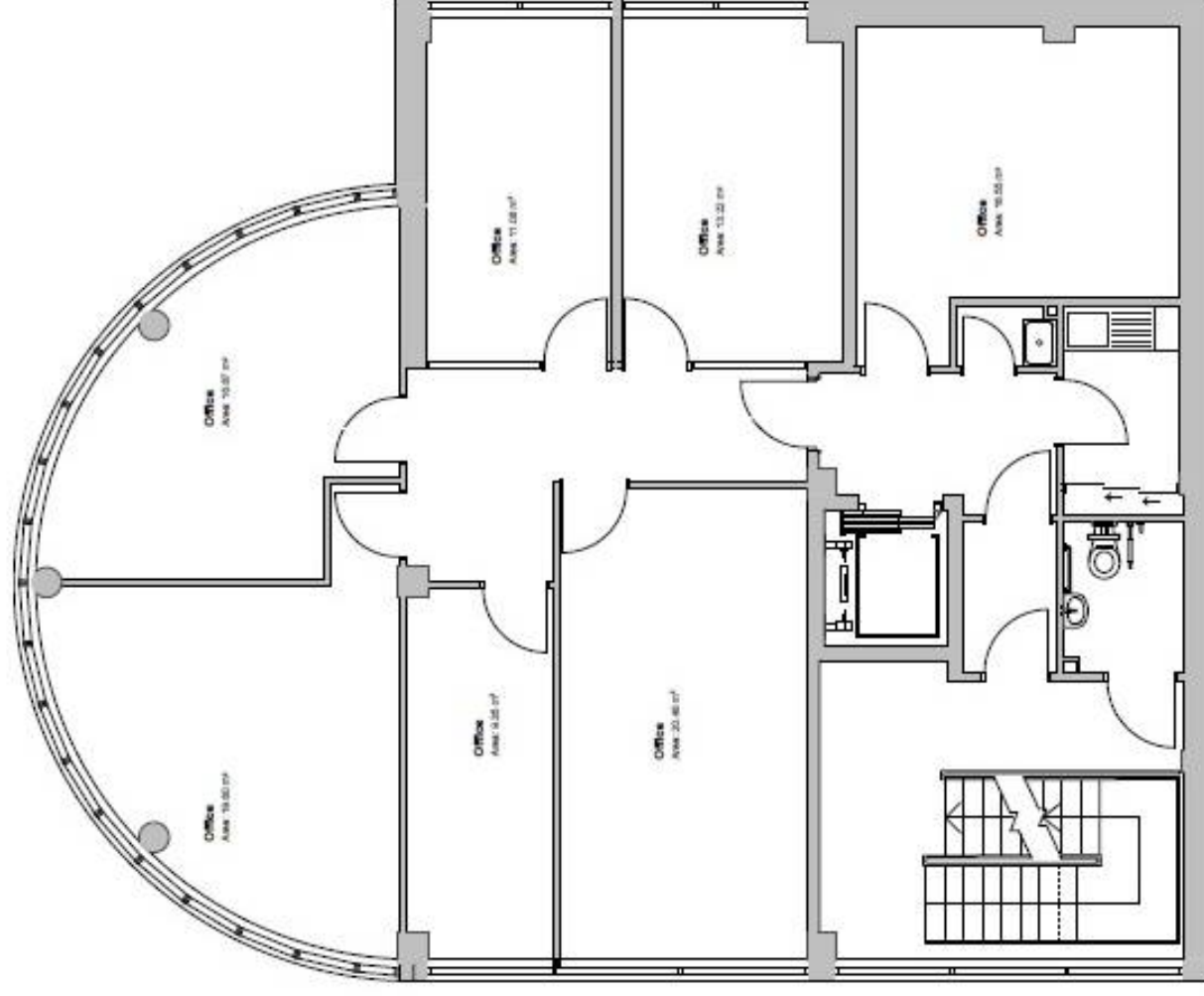
One Liberty Place The Esplanade



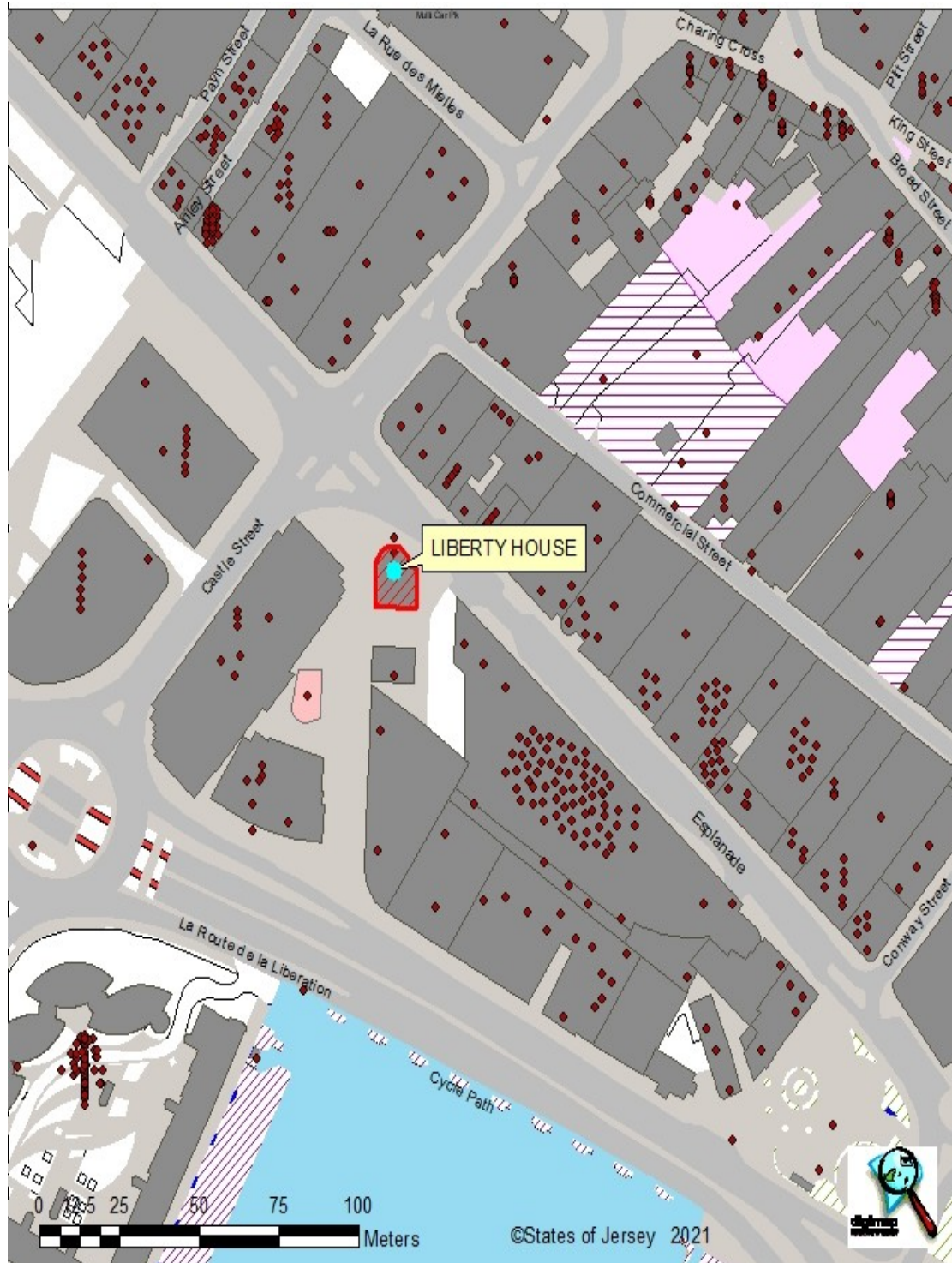
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Lettable Area: 135.94 m²[illegible]

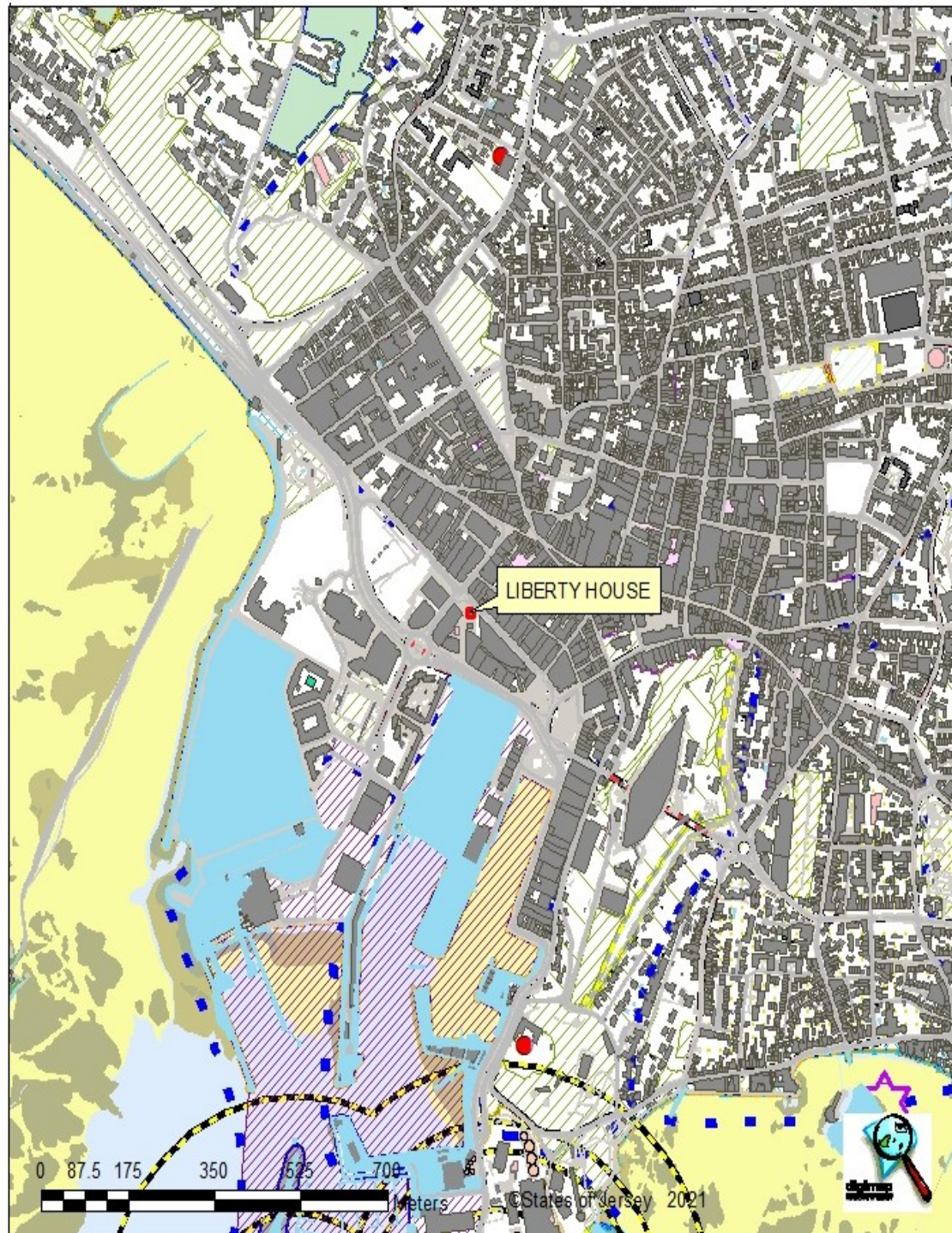
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