



Fourth floor, Weighbridge House, Liberation Square, St. Helier

£102,480 pa

**BROADLANDS**  
COMMERCIAL





## Fourth floor, Weighbridge House, Liberation Square

St. Helier, Jersey

- Exceptional prime esplanade offices
- In one of Jersey's Landmark Buildings
- Fully fitted out to a very high standard
- Total of 2,928 sq.ft floor space
- Please contact Nick Trower on 07797751558 or [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)





## Fourth floor, Weighbridge House, Liberation Square

St. Helier, Jersey

The Property was redeveloped in 2015 to provide a restaurant on the basement and ground floors and office space on the 4 upper floors. The Property was developed to a full BCO Cat A standard including full access raised floors with a carpet finish, suspended ceilings with fluorescent lighting, Air-Conditioning, kitchen, WC's and shower room.

The communal areas provide an 8-person passenger lift with a secure fob access system.

The fourth-floor offices have been finished to an exceptional standard and the existing fit-out includes the following:

- Secure Reception
- Boardroom with Client Kitchen and WC
- Open Plan Office space
- 3 x Partitioned Offices
- Kitchen
- Male & Female WC facilities
- Shower Room
- Store.

The offices are in a "turn-key" condition for any potential occupier.





**Location**

The property is conveniently situated to the eastern end of the Esplanade, “book-ending” Jersey’s prime office district in a prominent position at the junction of Weighbridge Place and the Esplanade.

Occupiers in the immediate vicinity include Barclays Bank, Triton, Equiom, Accuro, Appleby, Hawksford and Alex Picot Trust.

The Property enjoys views over both The Weighbridge and Liberation Square.

**Accommodation**

Fourth Floor 2,928 sq.ft.

**Availability**

The premises are available immediately.

**Rental**

The premises are available by way of a new 9 year effective full repairing and insuring lease at a quoting rental of £102,480 per annum (equating to £35 psf).

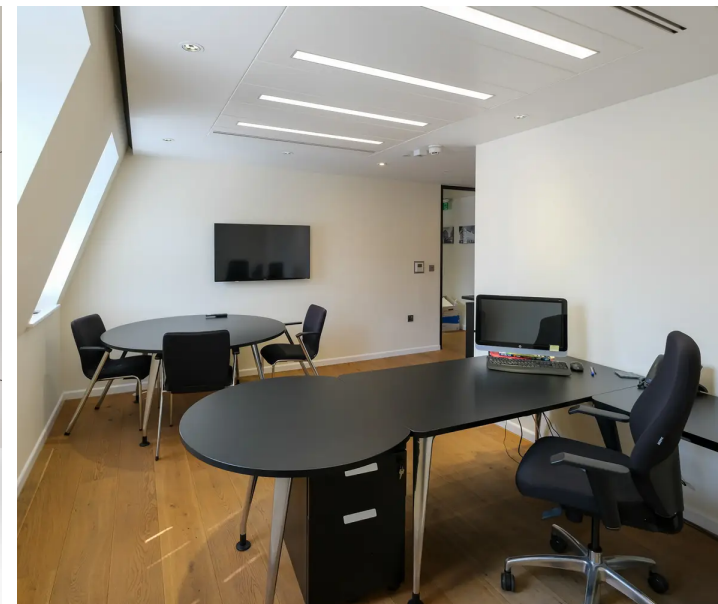
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

**Legal Cost**

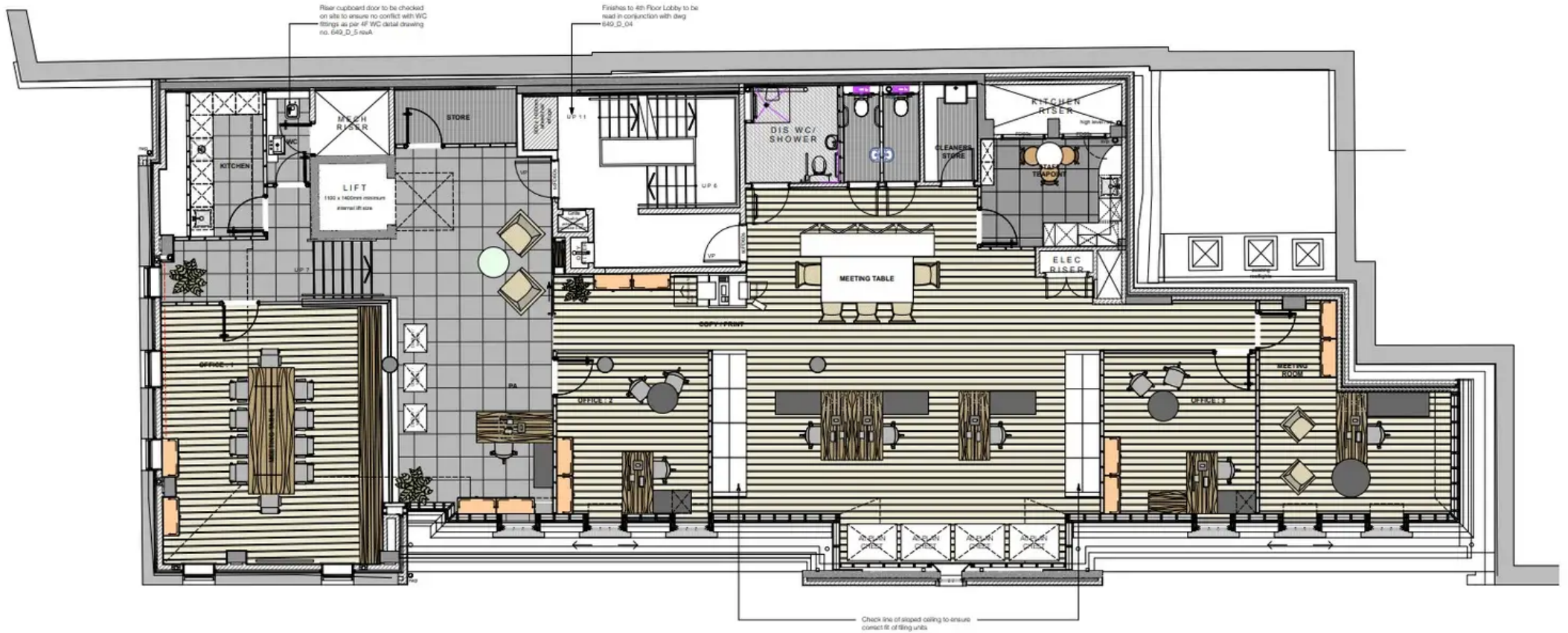
Each party to bear their own legal costs and any other cost incurred in the letting of this property.

**Viewing**

Strictly by appointment with the Lessor’s sole agent.







**GENERAL ARRANGEMENT PLAN**  
**Fourth Floor Plan - FLOORING LAYOUT**  
 Scale 1:50 A A1 / 1:100 @ A3



Mersiflex Tile System, 500x500mm Square Tiles Laid Direct on Raised Access Floor with Rubber Gaskets  
 Colour: VX1210 Battleship



Wexman Architectural Tile  
 Spec: WA-26/N Wyoming



Boen Oak Alamo Plank  
 14 x 209 x 2200mm



Forbo Sunstrip Laguna  
 181030 Elephant

**NOTES**

Flooring to be fitted after partitions. Packing piece to be fitted under partition line to suit height of timber floor. - Alternatively partitions to be fitted after timber floor and no packing required. All subject to agreement.

Skirting boards to be fitted after timber to allow for expansion to perimeter.

Junctions between floor finishes to be fitted with schuler jolly anodized aluminium profile edging, size to suit adjacent floor finishes.

Ensure floor finishes are finished flush throughout where level change occurs i.e. disabled WC / Shower room. Reducing stem piece to be fitted at threshold under vinyl with schuler stem edge to junction.



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