



**IFC 1, The Esplanade, St. Helier**  
£75,535 pa

**BROADLANDS**  
COMMERCIAL



# IFC 1, The Esplanade

St. Helier, Jersey

- SUITE B 2,101 SQ FT
- FULLY FITTED OFFICES WITH TOP QUALITY SPECIFICATION
- HIGH CEILINGS WITH EXCELLENT NATURAL LIGHT
- PROMINENT GROUND FLOOR PRESENCE
- OFFICE FURNITURE BY NEGOTIATION
- AVAILABLE BY SUB-LEASE AT PASSING RENTAL OF £35.00 PSF
- For further information, please contact Nick Trower MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS [guy.gothard@cgcommercial.je](mailto:guy.gothard@cgcommercial.je)



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## Description

This recently constructed BREEAM rated building provides purpose built grade A office accommodation over six stories, plus basement parking. Forming part of the ground floor, these two prominent suites have been fitted out to the highest standard and can be occupied either as one large demise, or two smaller suites. Further, suite A benefits from its own self contained entrance, whilst both suites have their own dedicated entrance off the communal lobby. There is excellent natural light through-out, with the premises benefiting from a high quality specification, including:

- Comfort cooling/heating
- Suspended ceilings
- Integral LED lighting
- Double glazing
- Raised floors with quality carpets
- Fully fitted quality kitchen
- Meeting rooms, boardroom and open plan areas
- Communal WC's, showers and cycle bay.

A plan of the ground floor showing Suite B (shaded yellow) is attached. Alterations permitted, subject to sub-lessor and landlord approvals.



### **Location**

The property is located within the International Finance Centre, St Helier's prime office location. More specifically, the building is situated on a prominent corner site at the junction of Esplanade and Castle Street. Benefitting from being within a short walk of both the town centre and St Helier's Waterfront, the building's occupiers include UBS, Ashburton and BNP Paribas.

### **Accommodation**

The premises have been measured in accordance with IPMS 3 and provide the following approximate floor areas: - Suite B 2,101 sqft 195.2 sqm

### **Lease**

The premises are being offered as a whole, or separately, by way of a new effective FR&I sub-lease in line with the over-riding head-lease. Term to expire on 30 October 2033, or sooner by agreement. The passing rent is £35.00 psf per annum, exclusive of rates, insurance, service charge and GST and is subject to 3 yearly market rent reviews, the next review being due on 1st November 2021. Prospective sub-tenant/s will be required to provide an acceptable guarantee or proof of covenant strength to meet the conditions of the alienation clause of the head-lease. Subject to separate agreement with the sub-lessor, the general office, meeting room and boardroom furniture, together with certain fixtures and fittings are available to purchase.

### **Availability**

The premises are available on completion of the sub-lease.

### **Legal & Professional costs**

Each party to bear their own costs, whether or not a transaction arises.

### **Viewing and further information**

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