

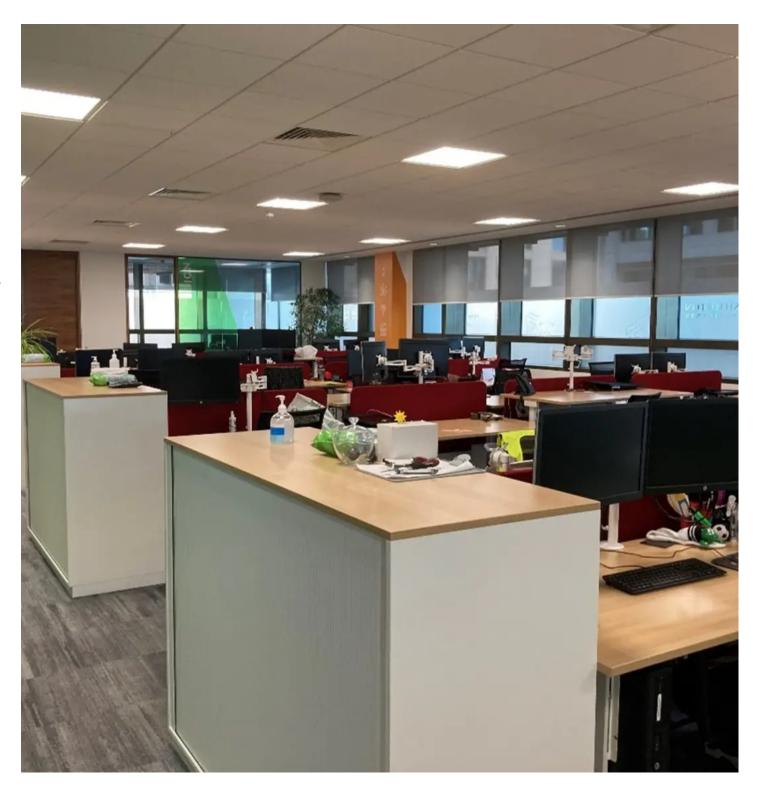
IFC 1, The Esplanade, St. Helier £75,535 pa



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 or Guy Gothard FRICS <u>guy.gothard@cgcommercial.je</u>



IFC 1, The Esplanade

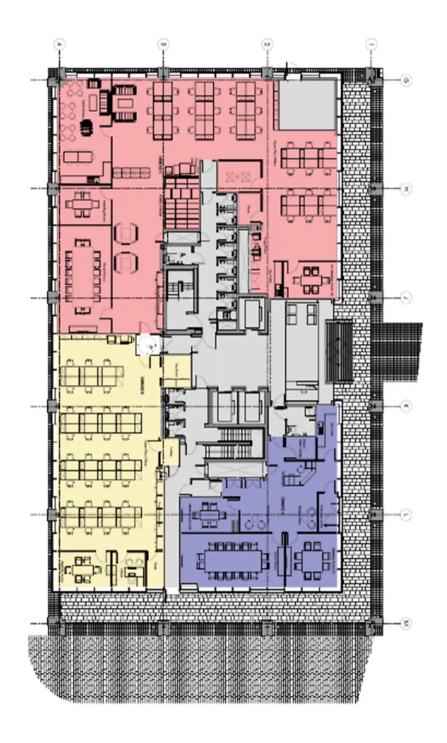
St. Helier, Jersey

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 $195.2~{\rm sqm}$

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 headlease. 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

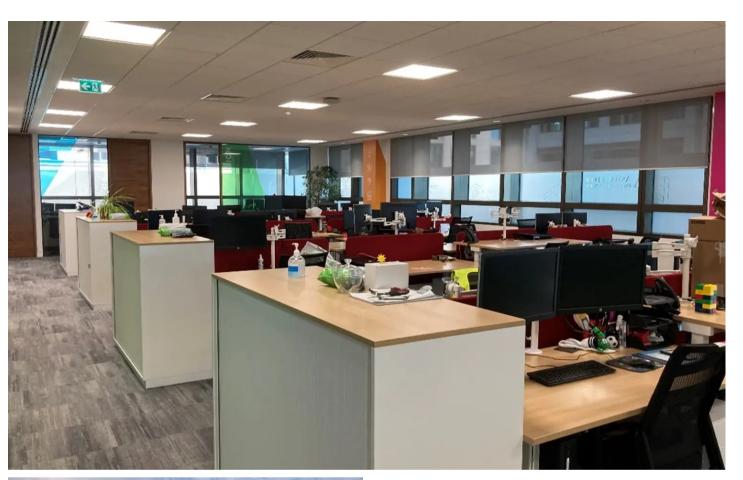
The premises are available on completion of the sub-lease.

Legal & Professional costs

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

Viewing and further information

For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy.gothard@cgcommercial.je







Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.
- 2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact.
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
 - 4. The vendor(s) or lessor(s) do not make or give and neither

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Unless otherwise stated all prices and rents are

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

