



Gaspe House, 66-72 Esplanade, St. Helier

£145,584 pa

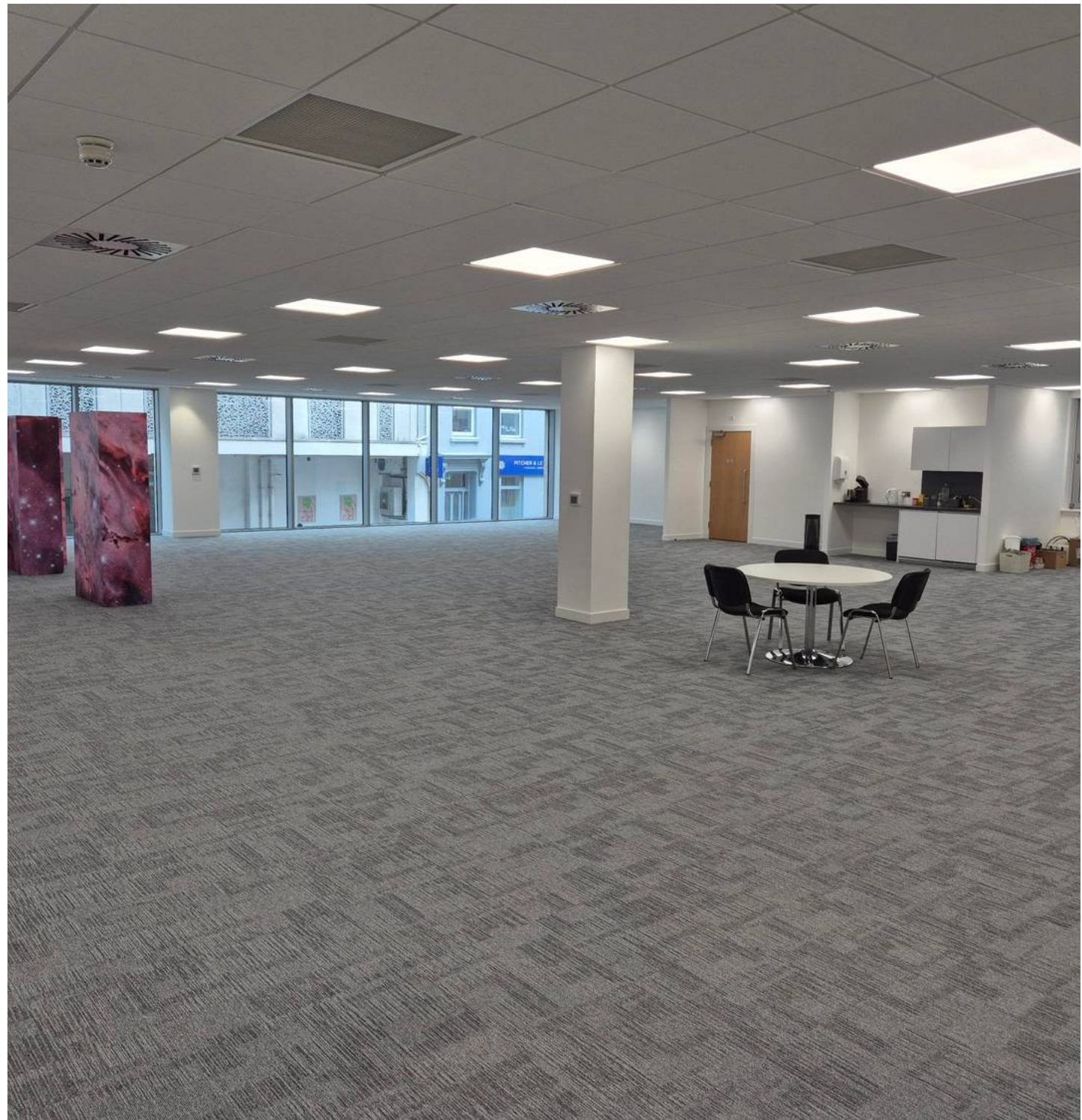
BROADLANDS
COMMERCIAL



Gaspe House, 66-72 Esplanade

St. Helier, Jersey

- Part first floor office suite finished to BCO Cat A specification
- 4,044 sq ft in open plan arrangement
- Suspended ceilings & raised access floors
- LED lighting
- Air Conditioning
- BREEAM rating of excellent
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Guy Gothard FRICS
guy@broadlandsjersey.com



Location

Gaspe House is located towards the western end of the Esplanade, St Helier's prime office district. Occupying an extremely prominent position at the junction of Esplanade, Patriotic Street & Kensington Place, the property is a landmark building and the first modern office that visitors see as they arrive in town from the airport.

Description

The property is a newly constructed "GRADE A" multi-storey office building with a BREEAM rating of Excellent. Constructed to a BCO Cat A specification, the premises benefit from the following:-

- Suspended ceiling
- Integral low energy recessed lighting
- Air conditioning throughout
- Fully accessible raised floors with carpets
- Provision for WC & kitchenette facilities
- Lift access
- Excellent provision for natural light
- High quality low maintenance exterior façade

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas: - Part first floor 4,044 sqft 375.7 sqm

Rental

The premises are available at an annual rental of £36 per square foot.

Availability

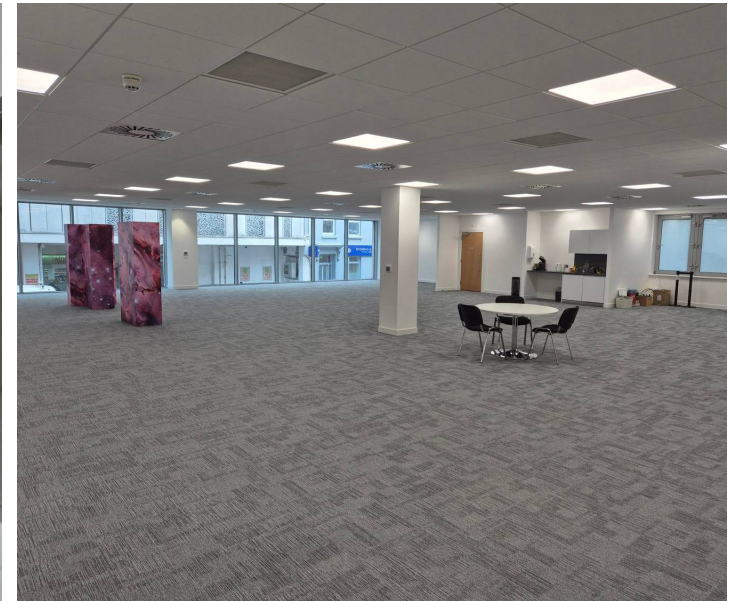
The premises are available immediately by way of an internal repairing, insuring and rate paying sub-lease, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance.

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@broadlandsjersey.com



TO LET GASPE HOUSE



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