



FINDING YOU A HOME
SINCE 1972
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Gaspe House, 66-72 Esplanade, St. Helier
£145,584 pcm

BROADLANDS
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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



Gaspe House, 66-72 Esplanade

St. Helier, Jersey

The property is a newly constructed “GRADEA” multi-story 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





Location

Gaspé 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.

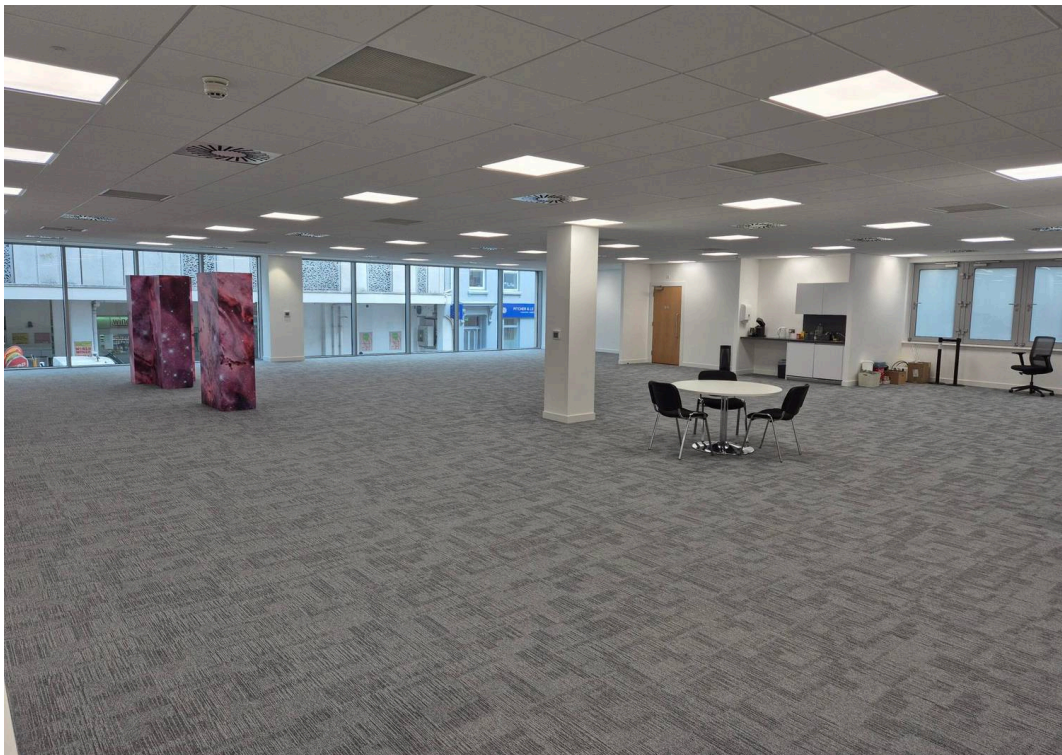
Legal & Professional costs

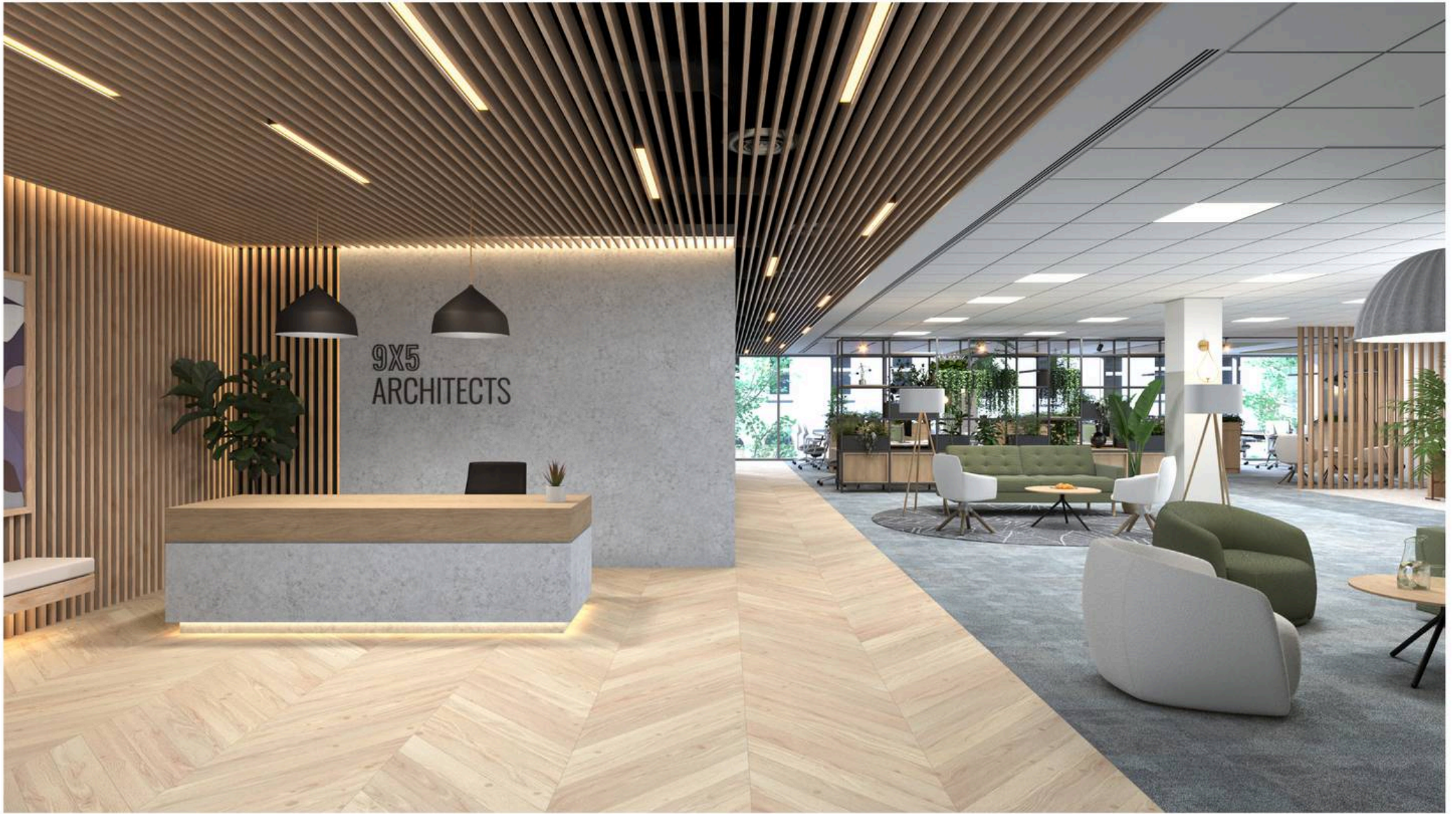
Each party to bear their own costs, whether or not a transaction arises.

Viewing and further information

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







AFTER

Biophilic

Natural materials
Plants
Large windows
Natural light in work spaces

Variety of calm spaces
Promote stress reduction
Rest pods
Tech free zones

Wellness



Flexible

Adaptable spaces with movable furniture
Multi-purpose areas
Encourage employee choice and physical movement through the day.
Opportunity for daily change

Low VOC materials
Recycled products / furniture
Smart systems monitoring comfort
Energy efficient lighting
water saving fixtures

Specification



BEFORE



Broadlands

Broadlands Estates, Library Place - JE2 3NL

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