



## 1 Jubilee Promenade, La Route du Port Elizabeth, Albert Pier, St Helier

Guide Price £1,950,000

**BROADLANDS**  
COMMERCIAL

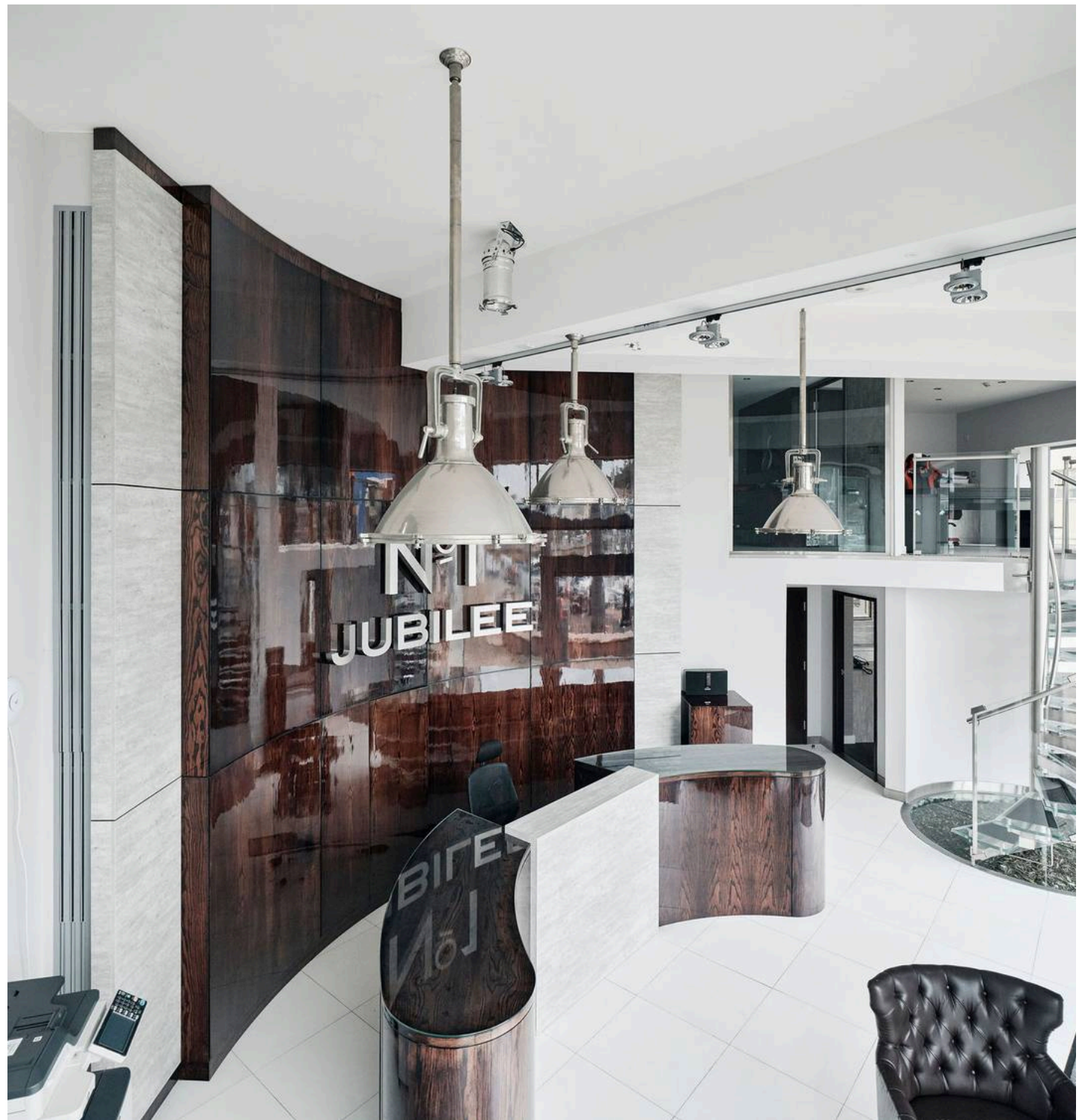




# 1 Jubilee Promenade, Esplanade

St Helier, Jersey

- Spectacular offices For Sale with marina views
- 2,000 sqft
- Unique opportunity
- Superior internal specification including air conditioning
- Car parking space
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Erica Zonta MNAEA  
[erica@broadlandsjersey.com](mailto:erica@broadlandsjersey.com)
- Sole Agent





## Location

The property is located in an exceptional position overlooking the St. Helier Marina. The premises are conveniently located a short walk from the main office and retail areas of St. Helier whilst also being situated near to the Waterfront Complex and the public parking provided therein.

## Description

These offices provide a top quality modern office accommodation which overlooks St Helier Marina and with excellent natural light in the double height entrance. Internally, the exceptional offices have been fitted by the current occupant – on both the ground and mezzanine floors (which is accessed via two sweeping glass spiral staircases) to a superior specification which incorporates:

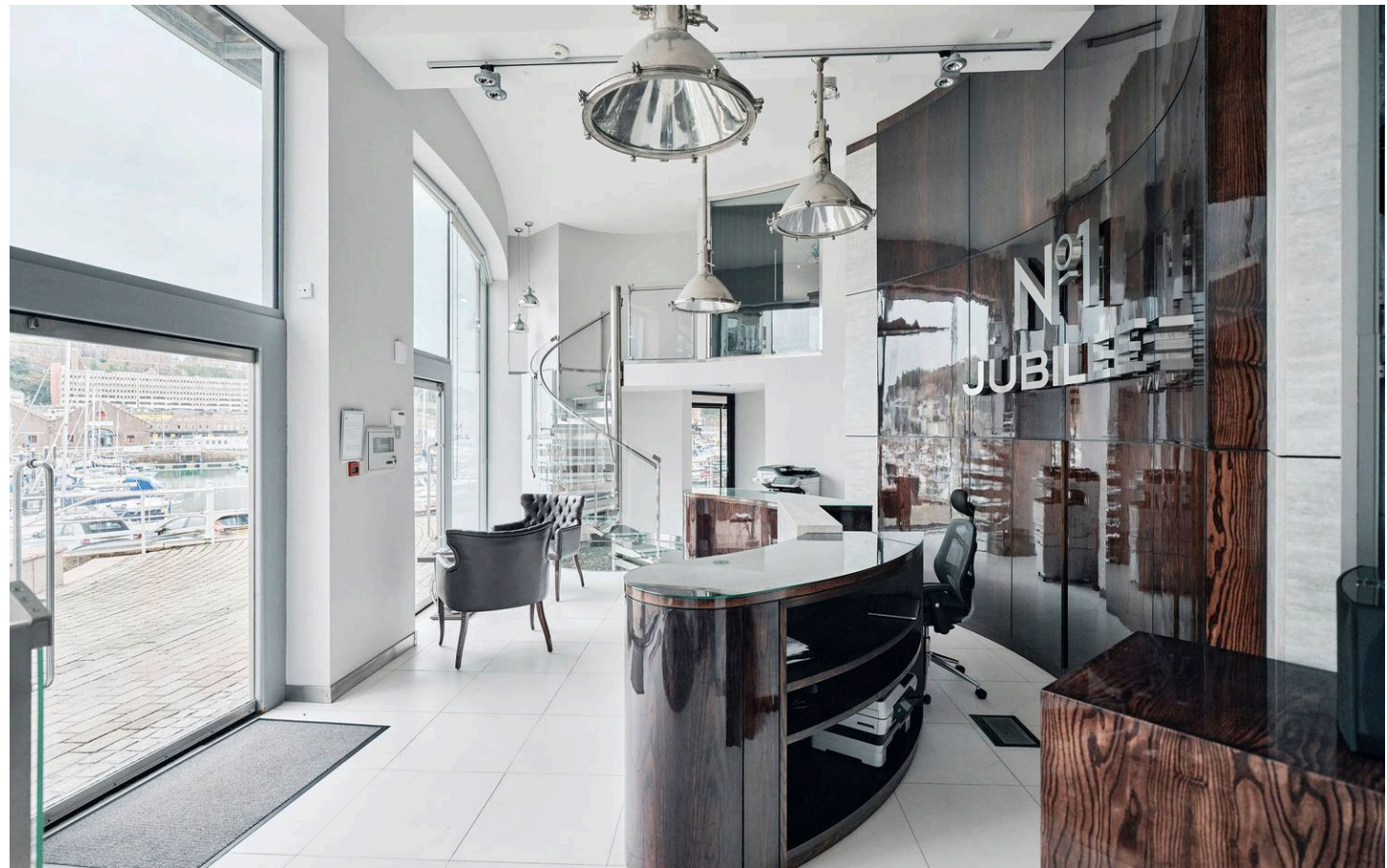
- Air-conditioning
- Electric blinds
- Bespoke lighting T
- ouch panel cupboards and storage
- Marble and carpeted flooring
- Kitchen
- WC facilities

The premises are available in a “turn key” condition. There is a basement parking space available with the property.

## Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net total internal floor area of circa 2,000sq.ft (185.89 sq.m).

- Ground floor 1,254 sqft
- First floor 746 sqft
- Total 2,000 sqft





**Use**

Whilst the premises are currently designated as Class C - Office use.

**Asking Price**

The opportunity exists to acquire the freehold interest of the property for a consideration over £1,950,000 exclusive of GST as applicable.

**Legal costs**

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

**Viewing**

Strictly by appointment with the Vendor's sole agent.

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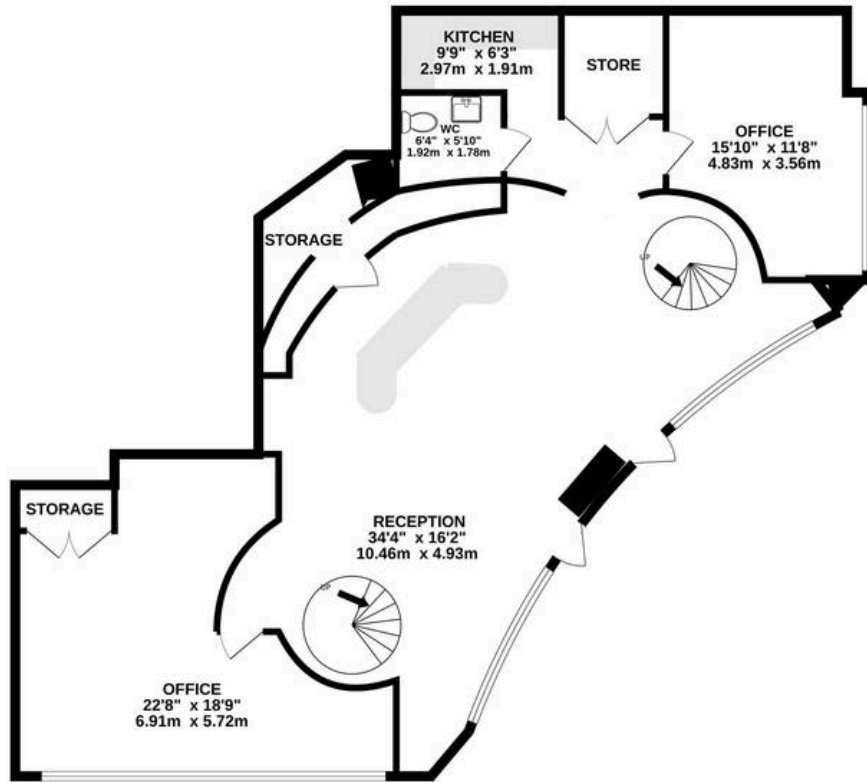
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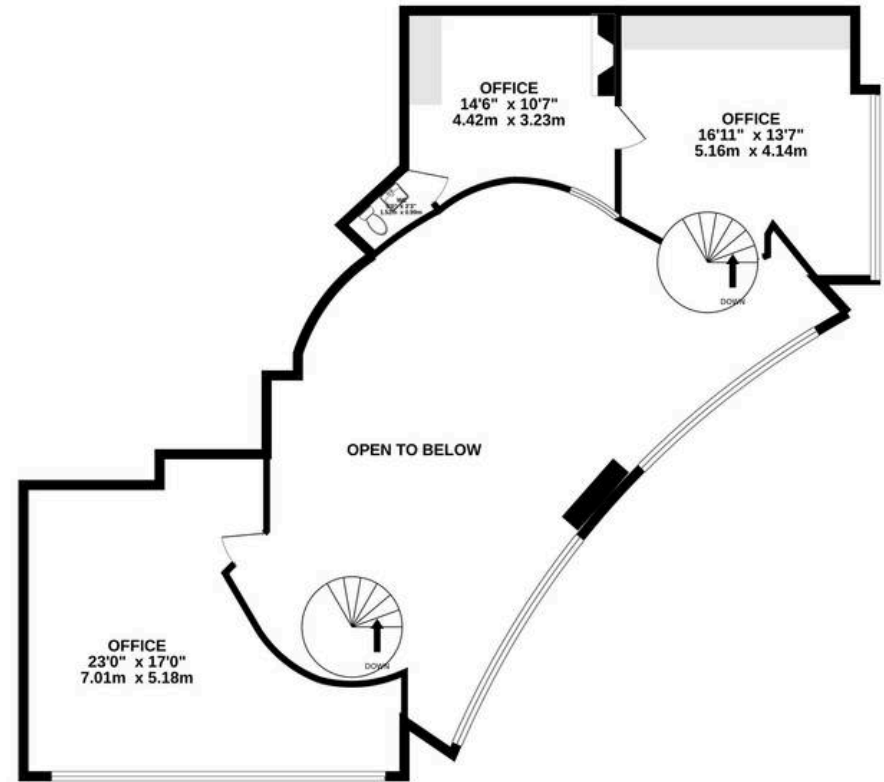




GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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