

# KENSINGTON CHAMBERS

KENSINGTON PLACE, ST HELIER



## OFFICES TO LET

**14,613 SQ.FT.**

**GROUND,  
FIRST & SECOND  
FLOORS**

**PARKING FOR  
11 CARS**



For information, contact:

**JON CARTER**

t: 01534 874141

f: 01534 874488

e: jon.carter@cbre.com

**JULIAN MALLINSON**

t: 01534 874141

f: 01534 874488

e: julian.mallinson@cbre.com

CBRE  
45 Century Buildings  
The Esplanade  
St Helier  
Jersey  
JE2 3AD

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f: 01534 874488

- **REFURBISHED OFFICES TO CATEGORY A SPECIFICATION**
- **UP TO 14,613 SQ.FT. REMAINING**
- **AVAILABLE FOR IMMEDIATE OCCUPATION**
- **AIR CONDITIONING, SUSPENDED CEILINGS AND INTEGRAL LIGHTING**
- **RAISED ACCESS FLOORS**
- **TWO LIFTS TO ALL FLOORS**
- **PARKING FOR 11 CARS**

### Location

The property is situated on the east side of Kensington Place, directly behind Patriotic Street Multi Storey Car Park. Occupying a secondary, but central position, the property is located within 100 metres of the Esplanade and the Waterfront beyond, and a few minutes walk to King Street, St Helier's primary shopping thoroughfare.

The third floor has been let to Grant Thornton whilst nearby offices include Deloitte LLP, the local headquarters of HSBC Plc and Ogiers law firm, plus numerous other occupiers in the immediate vicinity.

### DISCLAIMER: CBRE

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### Description

The property was comprehensively refurbished during 2011 to provide approximately 20,000 sq.ft. of modern Category A specified offices over ground to third floors, plus eleven on site car parking spaces.

Fully refurbished and remodelled behind a new facade, the building's modern day specification and features include new entrance lobby with fob access control, metal access raised flooring system, suspended ceilings with low energy lighting, air conditioning, fire alarm system, double glazing, communal showers, carpets, male and female toilets on each floor and two lifts.

With excellent natural light, this newly refurbished office space will suit the requirements of a large number of small and medium sized businesses.

### Accommodation

The property affords the following approximate net internal floor areas which have been calculated in accordance with the RICS Code of Measuring Practice.

Floor	Use	Available Space
Ground	Office 1	936 sq.ft.
	Office 2	755 sq.ft.
First	Offices	6,461 sq.ft.
Second	Offices	6,461 sq.ft.
Total		<u>14,613 sq.ft.</u> (1,357m <sup>2</sup> )
Parking	On site parking for 11 cars	

### Lease

Available to occupy as a whole or in part, the remaining office premises are being offered to lease on a full repairing and insuring basis (via a communal service charge) at a rental of £24 per sq.ft. (exclusive of GST) and the car spaces by separate negotiation.

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## SUBJECT TO CONTRACT – 1.12

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### Availability

The property is available for tenant's fit out.

### Legal Costs

Both parties to pay their own costs.

### Viewing and Further Information

For viewing and further information, please contact either:

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#### CBRE

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The Esplanade

St Helier

JE2 3AD

Tel: 01534 874141

Jon.carter@cbre.com

Or

Guy Gothard & Co

2<sup>nd</sup> Floor

17 Queen Street

St Helier

JE2 4WD

Tel: 01534 630017

guy@guygothard.com

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The Esplanade

St Helier

Jersey

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#### GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

#### GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

#### GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.

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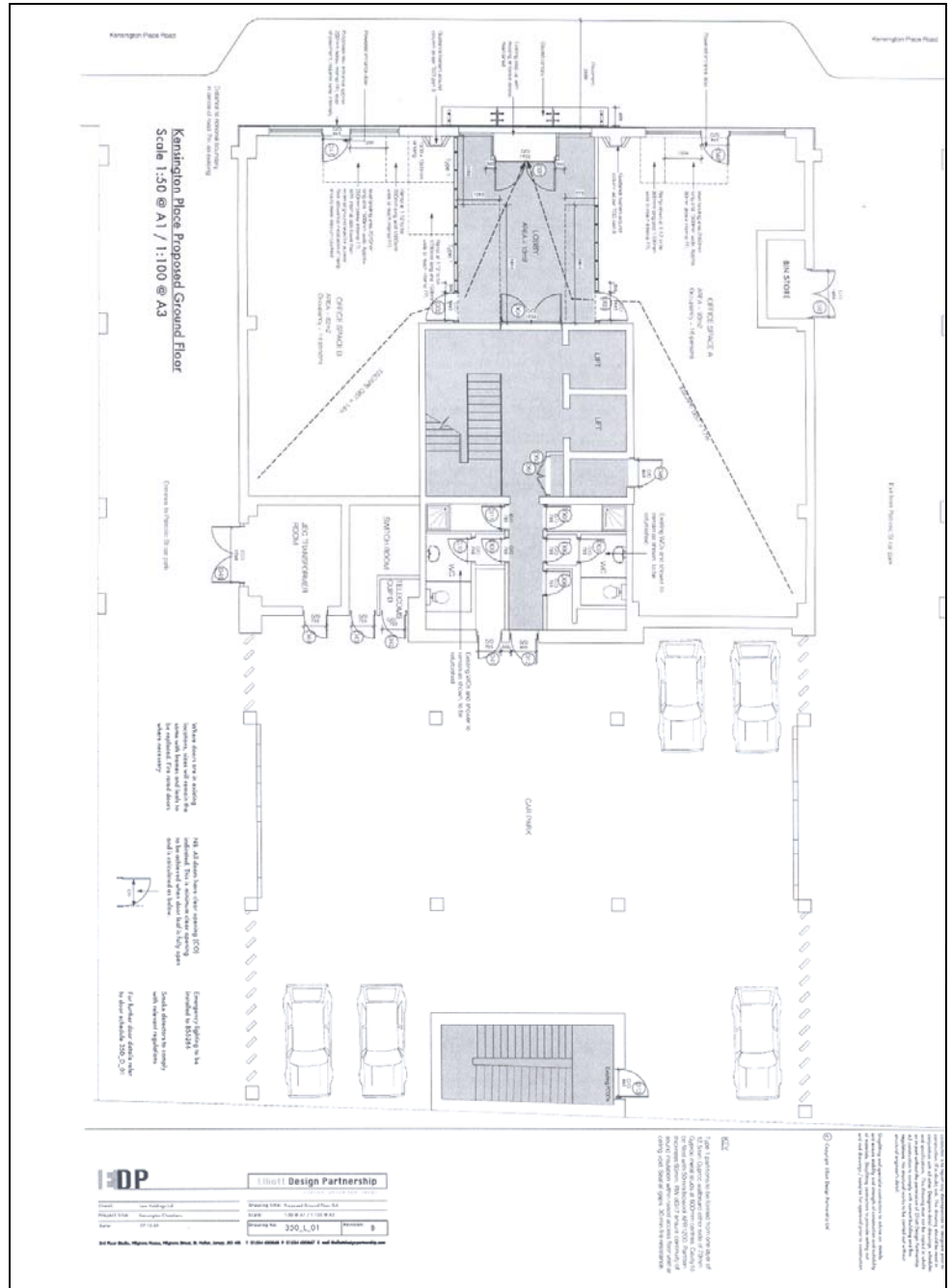
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GROUND FLOOR

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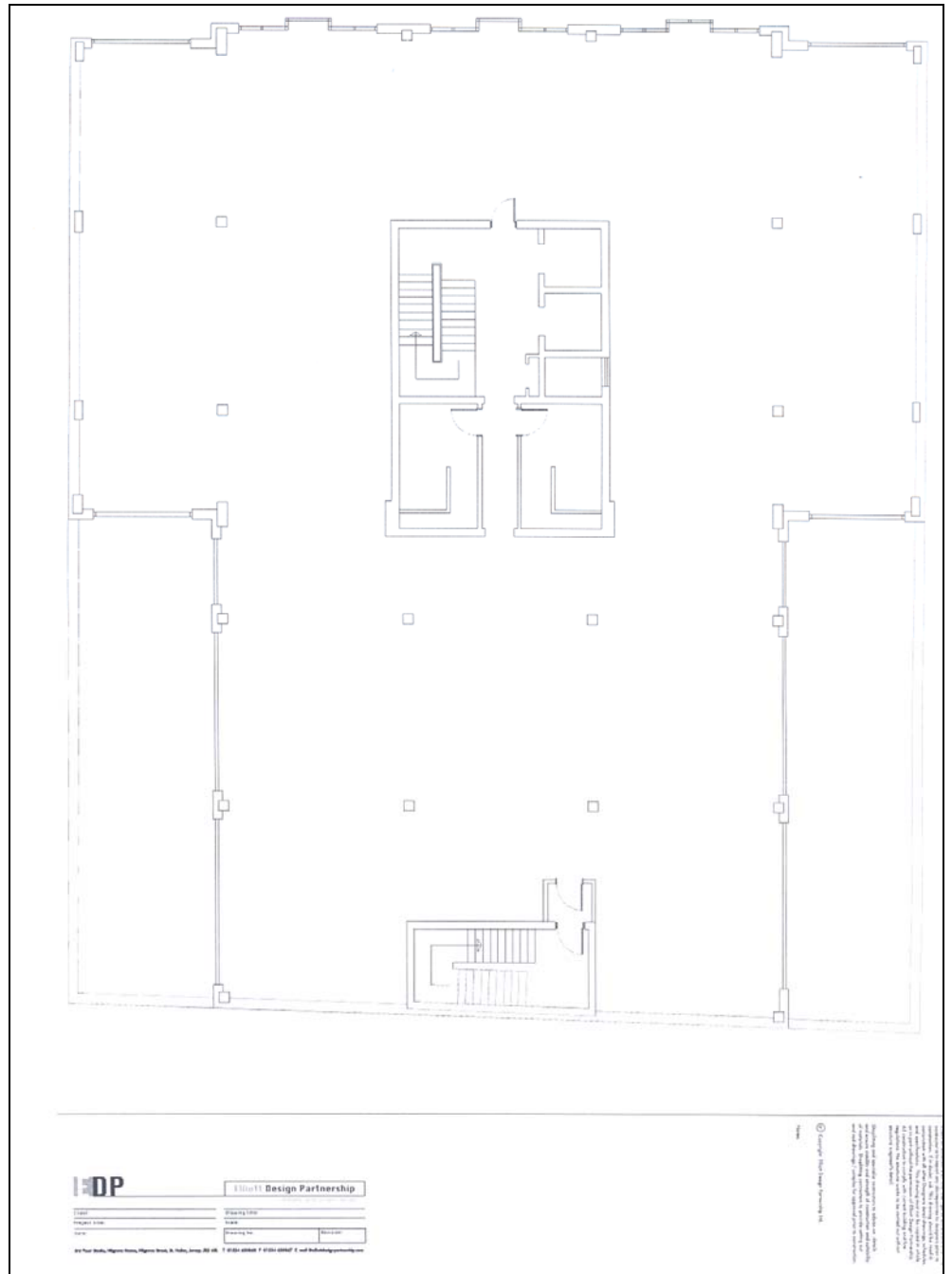
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**FIRST FLOOR**

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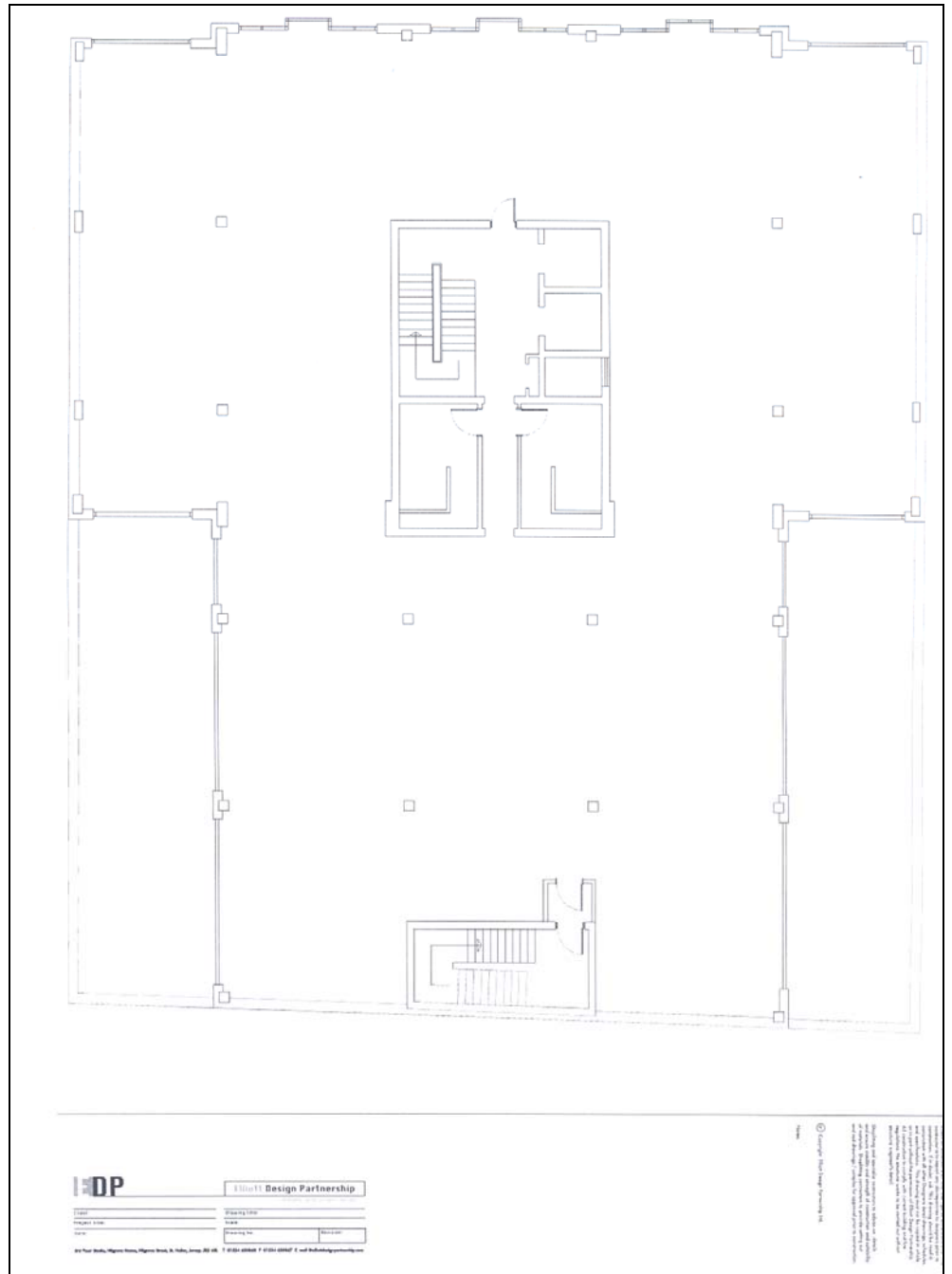
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**SECOND FLOOR**

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