

TO LET

# 26 ESPLANADE

ST HELIER  
JERSEY



## PRIME OFFICES TO LET

- 4<sup>TH</sup> FLOOR COMPRISING 3,860 SQ.FT. NIA
- FULLY FITTED OFFICES WITH TOP QUALITY SPECIFICATION
- HIGH CEILINGS WITH EXCELLENT NATURAL LIGHT
- BALCONY AND BOARDROOM WITH PANORAMIC VIEWS
- PROMINENT BUILDING WITH ESPLANADE ADDRESS
- 2 BASEMENT CAR PARKING SPACES
- OFFICE FURNITURE AVAILABLE BY NEGOTIATION

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**CBRE**

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### LOCATION

The property is located on the Esplanade, directly opposite the new International Finance Centre and within the heart of St Helier's prime business district.

The property is situated on a prominent corner site at the junction of Castle Street and the Esplanade, with the fourth floor offices enjoying fantastic south westerly views across St Aubin's Bay towards Noirmont.

Benefitting from being within a short walk of both the town centre and St Helier's Waterfront, neighbouring office occupiers include C5 Alliance, the Jersey Financial Services Commission, JTC, BNP Paribas, UBS and Sanne, to name a few.



### DESCRIPTION

This attractive building was constructed in 2007 and provides purpose built grade A office accommodation over five storeys.

The fourth floor has benefitted from considerable investment and offers fully fitted highly specified office space accessed via two lifts and a staircase, with the configuration delivering modern open plan office space with boardrooms, meeting rooms, staffroom and fitted kitchen. In addition there are male and female toilets, shower facilities and two basement car spaces.

There is excellent natural light through-out with comfort cooling and heating provided by modern ceiling mounted air conditioning cassettes.

A plan of the fourth floor showing the configuration and extent of the demise is attached.



### ACCOMMODATION

**Fourth Floor: 3,860 sq. ft. NIA**

The lease further benefits from two secure basement car parking spaces.



### LEASE

The property is being offered, subject to contract, by way of an assignment of the existing FR&I lease that expires on 11<sup>th</sup> August 2025. The passing rent is £105,600 per annum, exclusive of rates, insurance, service charge and GST.

Please note, the rent is subject to an outstanding market rent review dated 12<sup>th</sup> August 2019. It is our opinion that a nil increase is appropriate, although the current tenant is yet to receive the landlord's Notice and the landlord may not agree with our assessment.

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### COVENANT

Prospective assignees will be required to provide an acceptable guarantee or proof of covenant strength to meet the conditions of the alienation clause of the lease.



### FURNITURE

Subject to separate agreement with the assignor, the general office, meeting room and boardroom furniture, together with certain fixtures and fittings are available to purchase by the assignee.



### LEGAL COSTS

All parties to bear their own legal and other professional costs.



### VIEWING AND FURTHER INFORMATION

For further details or to arrange a viewing, please contact the assignor's sole letting agents, CBRE.

#### 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%.



### CONTACT US

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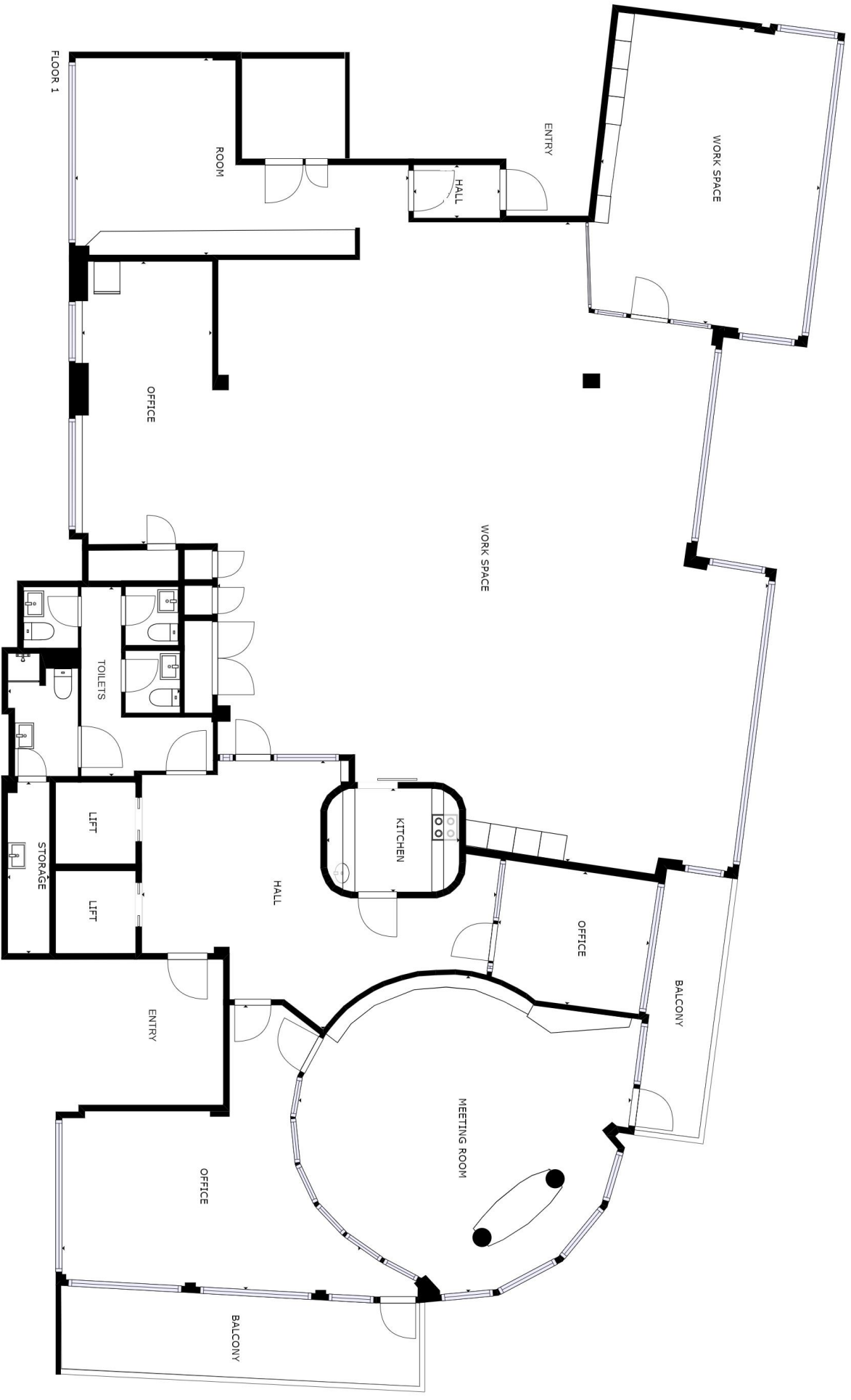
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GROSS INTERNAL AREA  
 FLOOR 1: 3712 sq ft  
 TOTAL: 3712 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

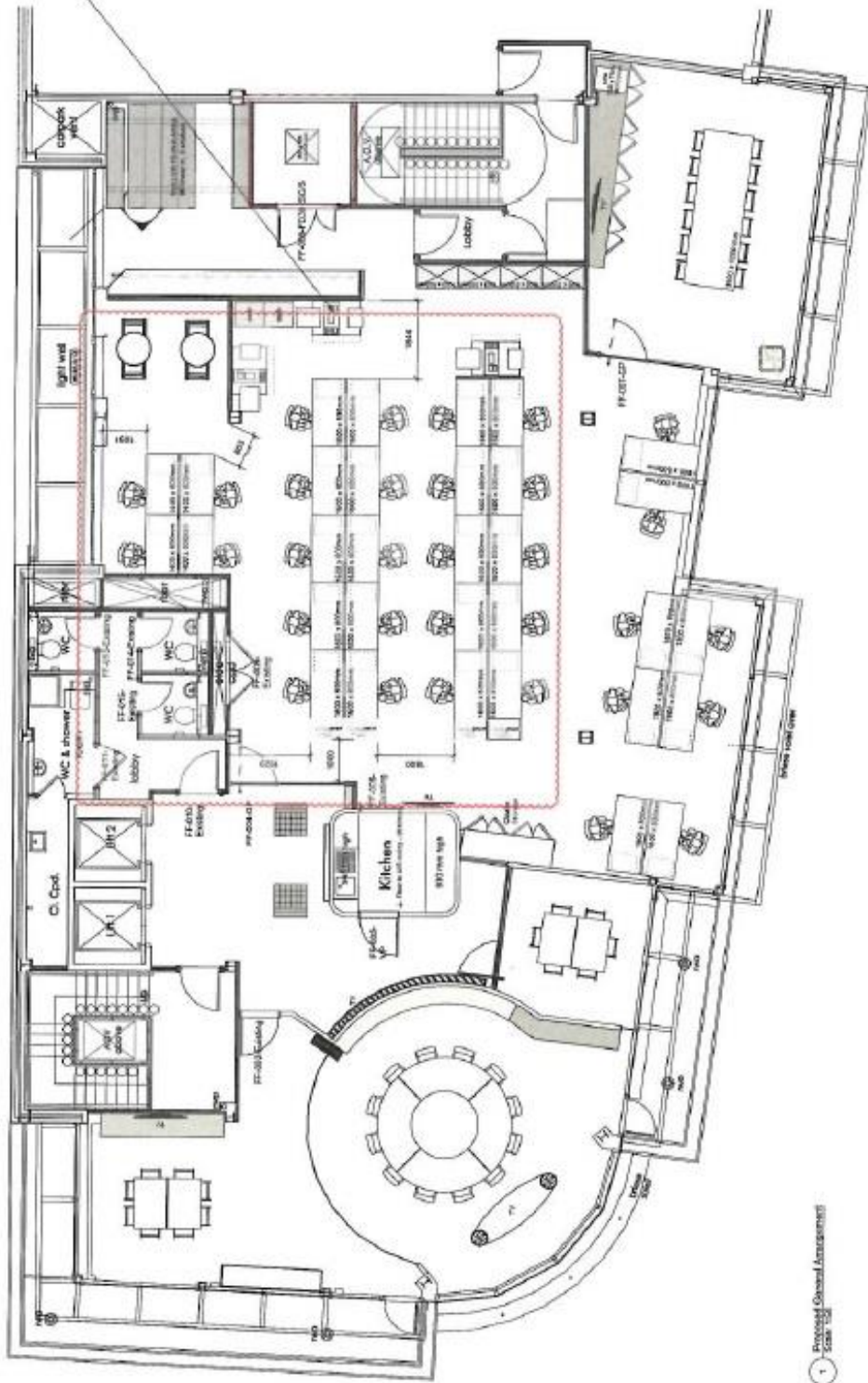


**Warranted Workmanship** All workmanship shall be in accordance with the Building Regulations and all work shall be carried out in accordance with the relevant standards of the industry. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant standards of the industry and that all materials used are of the highest quality. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant standards of the industry and that all materials used are of the highest quality. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant standards of the industry and that all materials used are of the highest quality.

**WARNING:** These drawings are for the use of the client and are not to be used for any other purpose without the written consent of the architect.

Existing 1800mm desks to be replaced with 1200mm, 1100mm and (free) 1400mm sit stand desks, total of 24no.

Power and data requirements to be confirmed by supplier and based on existing services to be checked with M&E installers (Brady & Gallagher)



A. 1542-402A (Rev. 01)  
 PROPOSED OFFICE  
 2<sup>nd</sup> Floor  
 Proposed General Arrangement  
 1542-402A - 2<sup>nd</sup> Floor (Proposed Office)  
**1542-402A**  
 PROJECT NO. 1542-402A (Rev. 01)  
 DATE 15/01/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]

Proposed General Arrangement  
Scale: 1:50