

# Commercial Property Office Opportunity



Sarre & Company  
CHARTERED SURVEYORS

## PRIME OFFICE DEVELOPMENT 8/9 ESPLANADE AND 8/10/12 COMMERCIAL STREET ST HELIER, JERSEY



**BESPOKE BUILDING  
UP TO 42,379 SQ.FT.**

**TO LET AS A WHOLE OR IN PART**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

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# 8/9 ESPLANADE, ST HELIER, JERSEY

## **LOCATION**

The site is located in the heart of Jersey's Financial Business District and the AAA Prime Office Area, fronting the Esplanade.

This location benefits from being within close proximity to Patriotic Street and Pier Road multi storey car parks and is within 200 yards of the impressive Waterfront leisure development, along with Jersey's premier marinas and harbours.

Nearby occupiers include Investec Bank, Equiom Trustees, Barclays Bank, Triton, SG Kleinwort Hambros, Hawksworth, Messrs Appleby, Regus, Jersey Trust Company along with the Jersey International Finance Centre which further accommodates BNP Paribas, UBS AG, Ashburtons, CVC Capital Partners and Sanne Plc, to name but a few.

We attach a location and site plan for reference purposes.

## **DESCRIPTION**

The proposals are for a principal five storey office development, which is capable of being occupied by a single tenant or numerous tenants, with the design focusing on flexibility and efficiency.

The development will incorporate elements of the existing historical facades and features, whilst delivering a high specification building meeting all modern day standards.

In addition, to the rear there is a further smaller office building behind listed historical facades, which can be interconnected with the main Esplanade building.

We attach floor plans for reference purposes which are capable of adaption to meet a particular tenant's requirement.

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## SPECIFICATION

The principal building will be constructed to BCO CAT A specification throughout, with a BREEAM 'Very Good' rating. The proposed base-build includes the following:-

- Suspended ceilings.
- Integral low energy LED recess lighting.
- Comfort heating/comfort cooling.
- Lift access to all floors,
- Fully accessible raised floors,
- Efficient open plan working area.
- Secure parking.
- Secure bike parking.
- Shower block with changing facilities.
- Impressive entrances and circulation areas.

The full specification and details are available on request.

## ACCOMMODATION

The Esplanade development will provide for up to 36,026 sq.ft. of offices on ground and four upper floors, along with the capability for incorporating the interconnecting Commercial Street building of 5,782 sq.ft, bringing the total up to 41,808 sq.ft.

The design enables the building to be occupied by a single tenant, or alternatively multiple tenants. The approximate areas are as follows:

### Main Esplanade Building

Ground Floor	6,132 sq.ft.	(569.7 sq.m.)
First Floor	8,457 sq.ft.	(785.7 sq.m.)
Second Floor-	8,457 sq.ft.	(785.7 sq.m.)
Third Floor	7,397 sq.ft.	(687.2 sq.m.)
Fourth Floor	<u>6,507 sq.ft.</u>	<u>(604.5 sq.m.)</u>
<b>Total</b>	<b>36,950 sq.ft.</b>	<b>(3,432.8 sq.m.)</b>

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The areas of the interconnecting building fronting Commercial Street are as follows:

## Second Building

First Floor	2,119 sq.ft.	(196.9 sq.m.)
Second Floor-	2,119 sq.ft.	(196.9 sq.m.)
Third Floor	<u>1,189 sq.ft.</u>	<u>(110.5 sq.m.)</u>
<b>Total</b>	<b>5,428 sq.ft.</b>	<b>(504.3 sq.m.)</b>

**Total Office Space  
of both buildings**                      **42,379 sq.ft.**                      **(3,937.1 sq.m.)**

There are 8 secure private car spaces available.

## OCCUPANCY LEVELS

The building is capable of high-density occupation, however, using an institutionally acceptable range of one person per 108 sq.ft. down to 86 sq.ft. per person, would give a comfortable range for the whole building of 390 occupants up to 487 occupants

## INITIAL "TEST TO FIT"

The developer is happy to assess the capabilities of the building for a specific tenant, by way of undertaking various bespoke "test to fit" exercises.

## DICENNIAL INSURANCE AND WARRANTIES

A comprehensive decennial insurance policy will be made available, along with the usual developer and sub-contractor collateral warranties.

## TENURE

The landlord wishes to secure a pre-let on the building as a whole or in part, with a suitable tenant of sufficient covenant, on standard institutional fully repairing and insuring style lease terms.

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## **RENTAL**

On application.

## **AVAILABILITY**

Approximate two year build programme.

## **LEGAL COSTS**

Each party to bear their own costs.

## **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

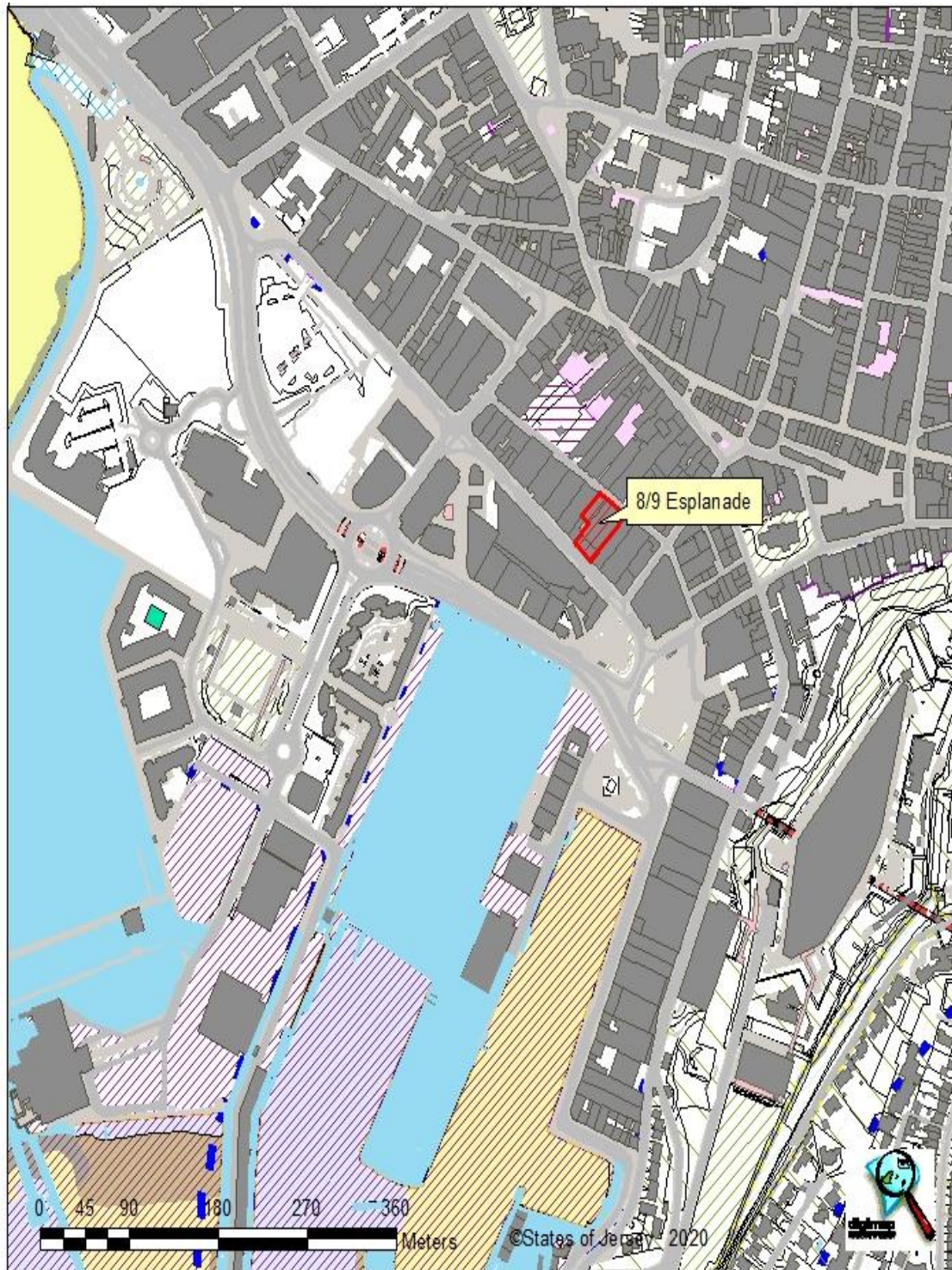
**Fax: 01534 888849**

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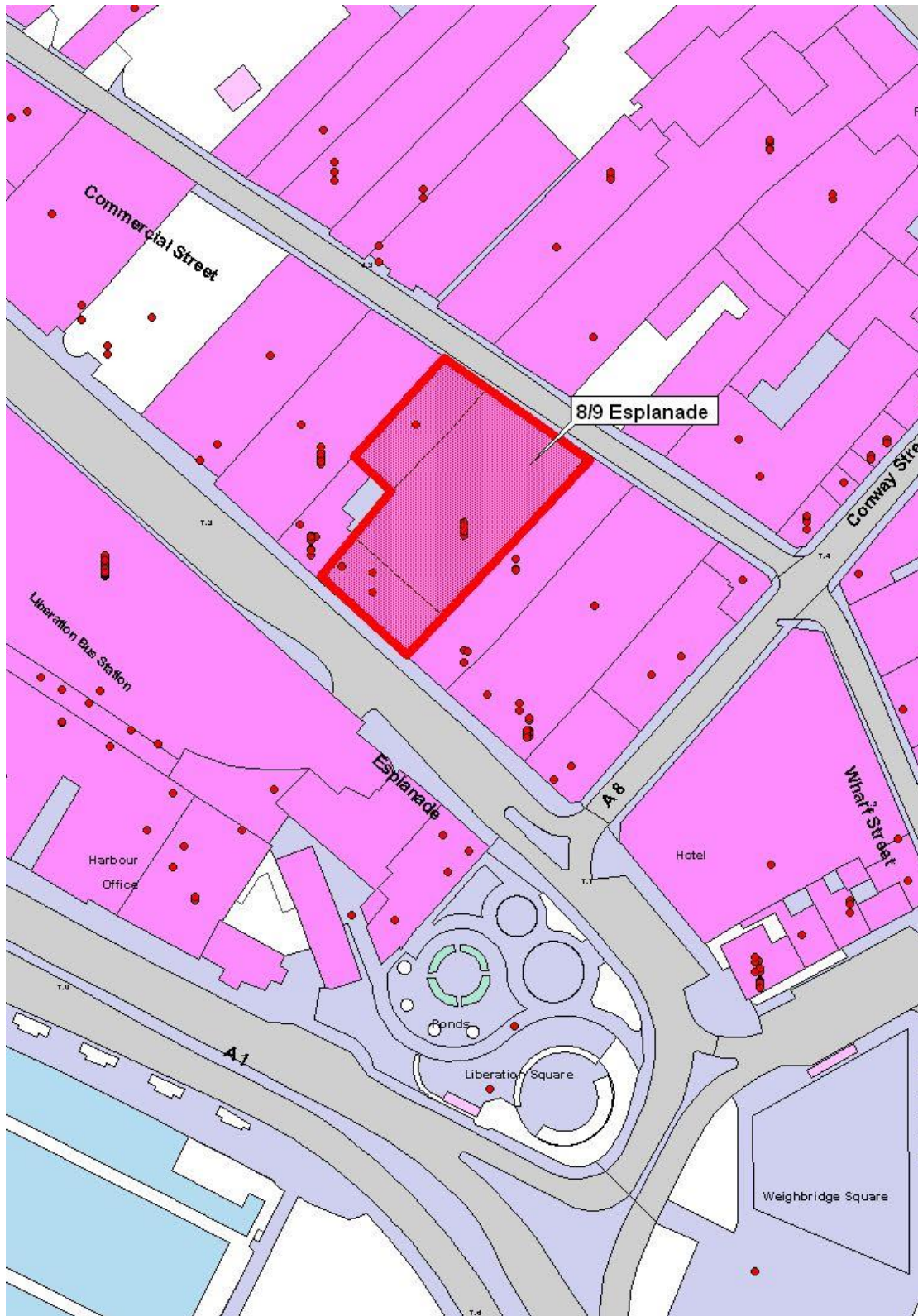
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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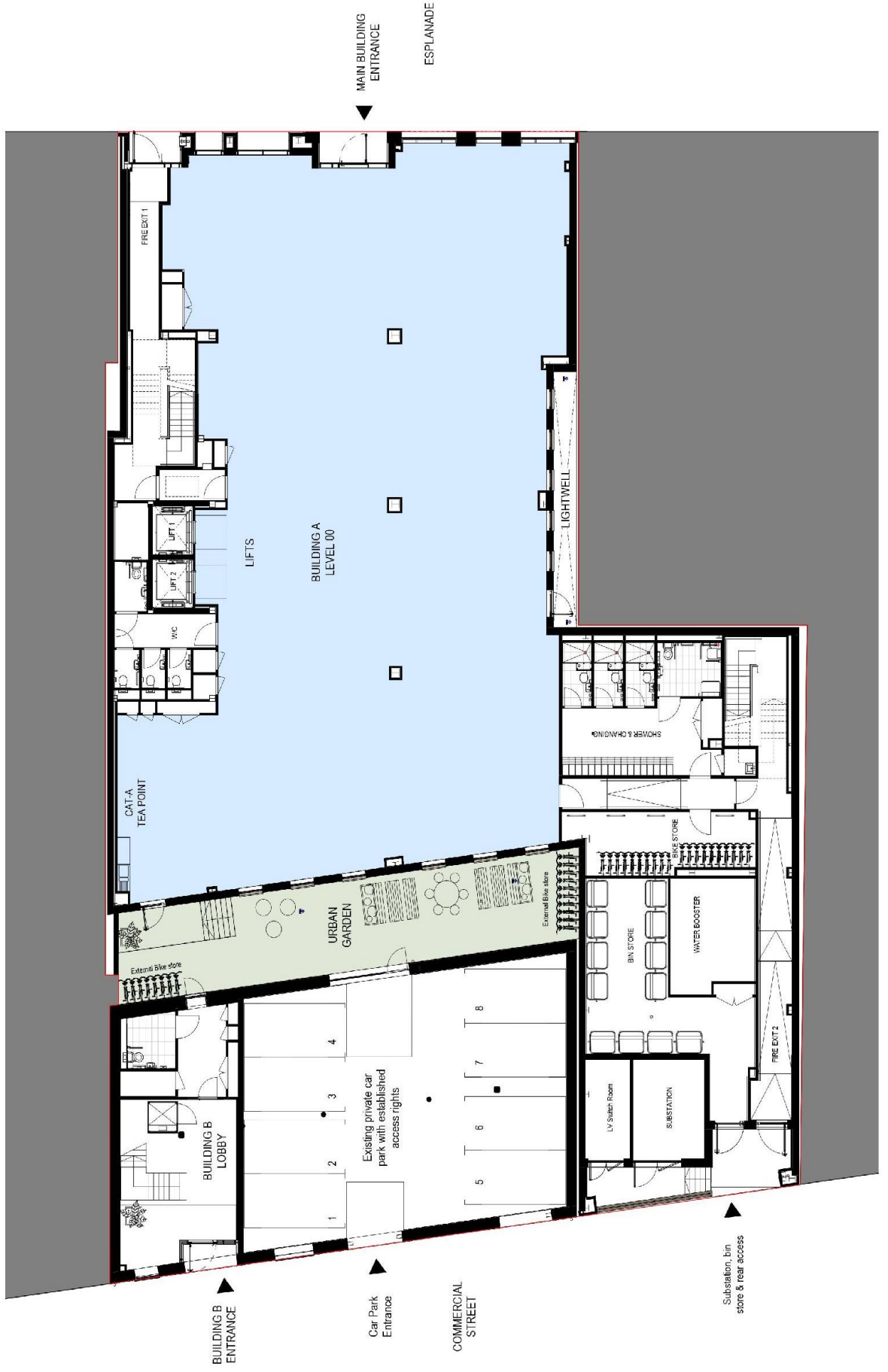
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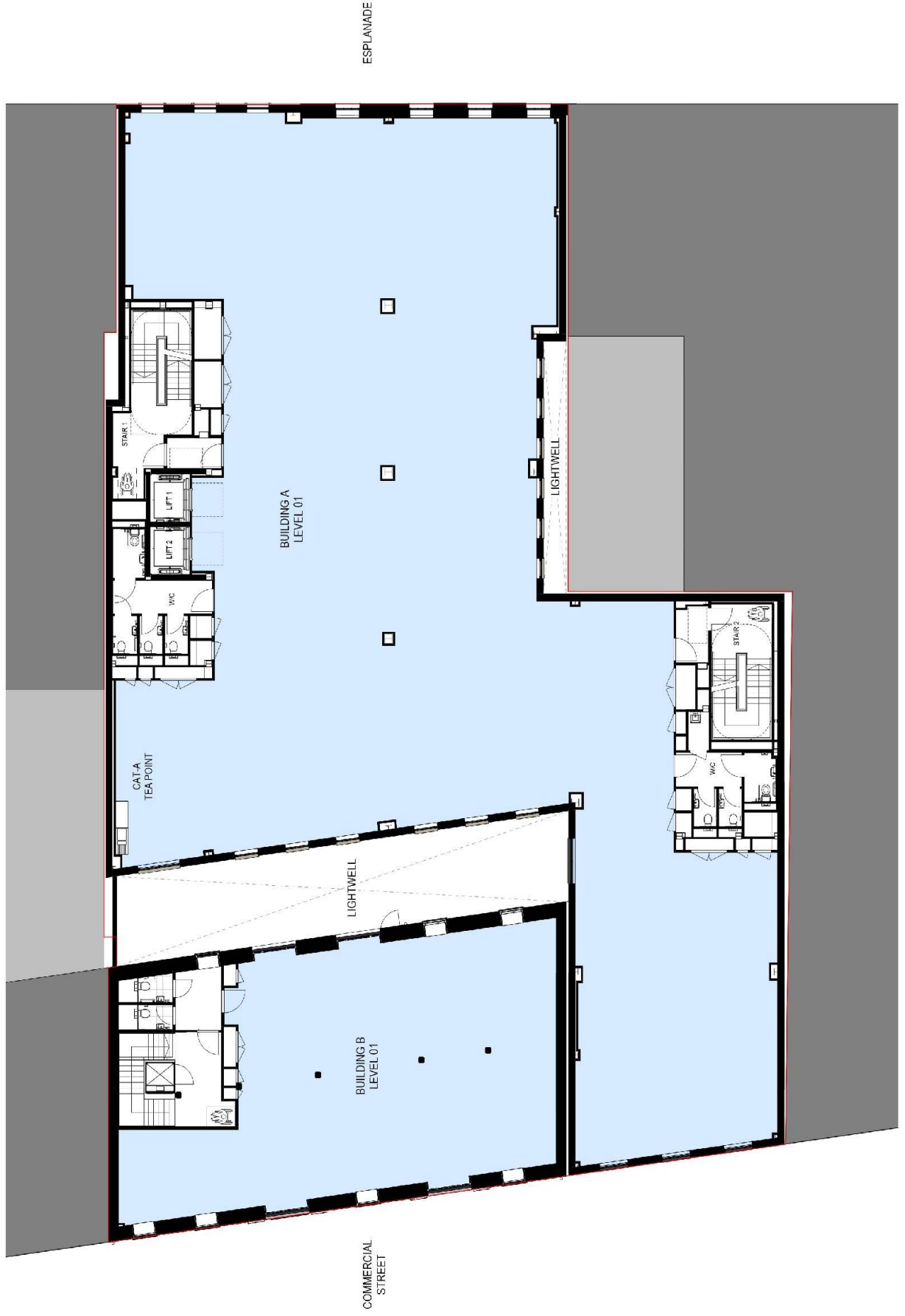
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**BUILDING A + B NIA : 3,937.1 SQM / 42,379 SQFT**  
**BUILDING A - LEVEL 00 - NIA : 569.7 SQM / 6,132 SQFT**

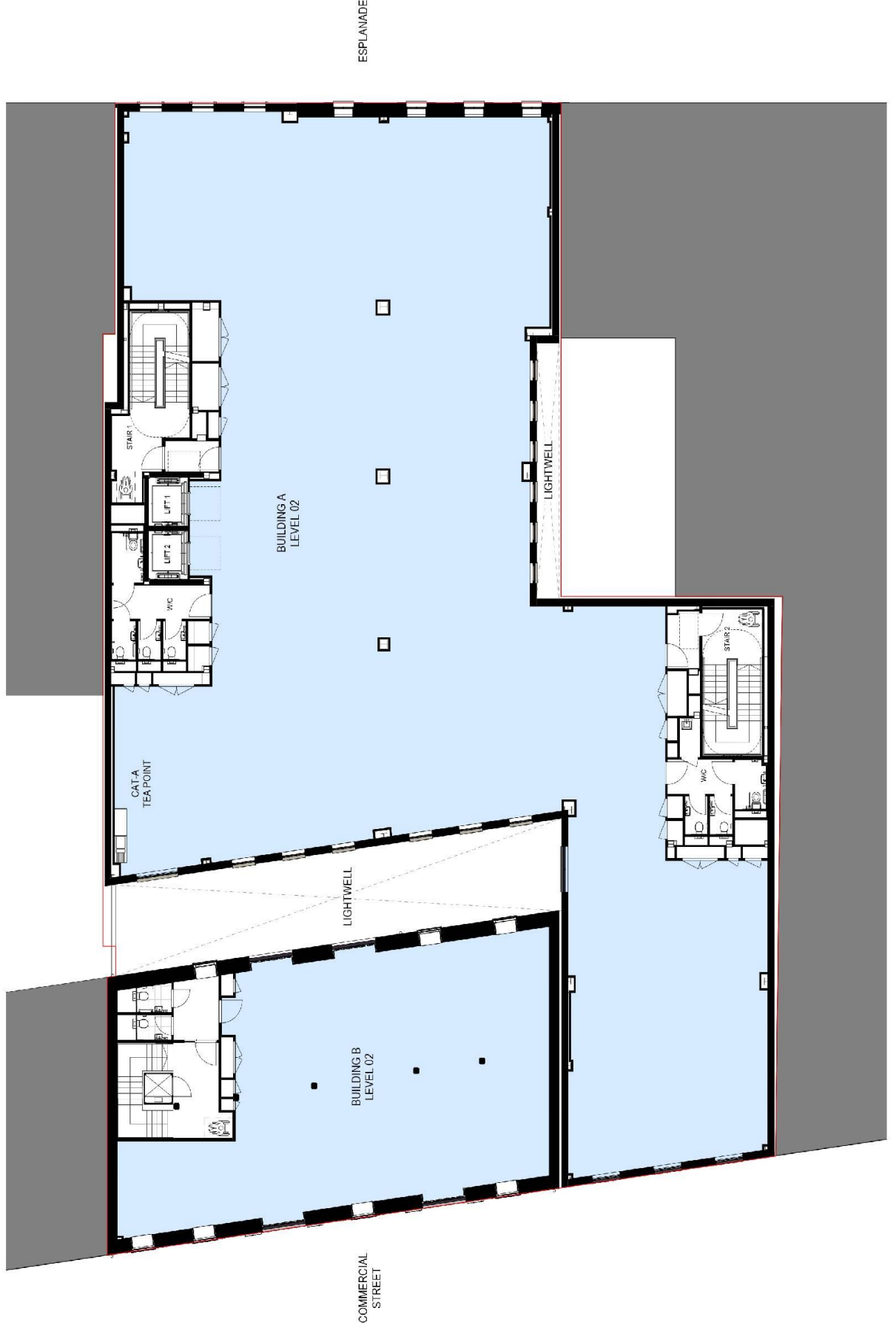




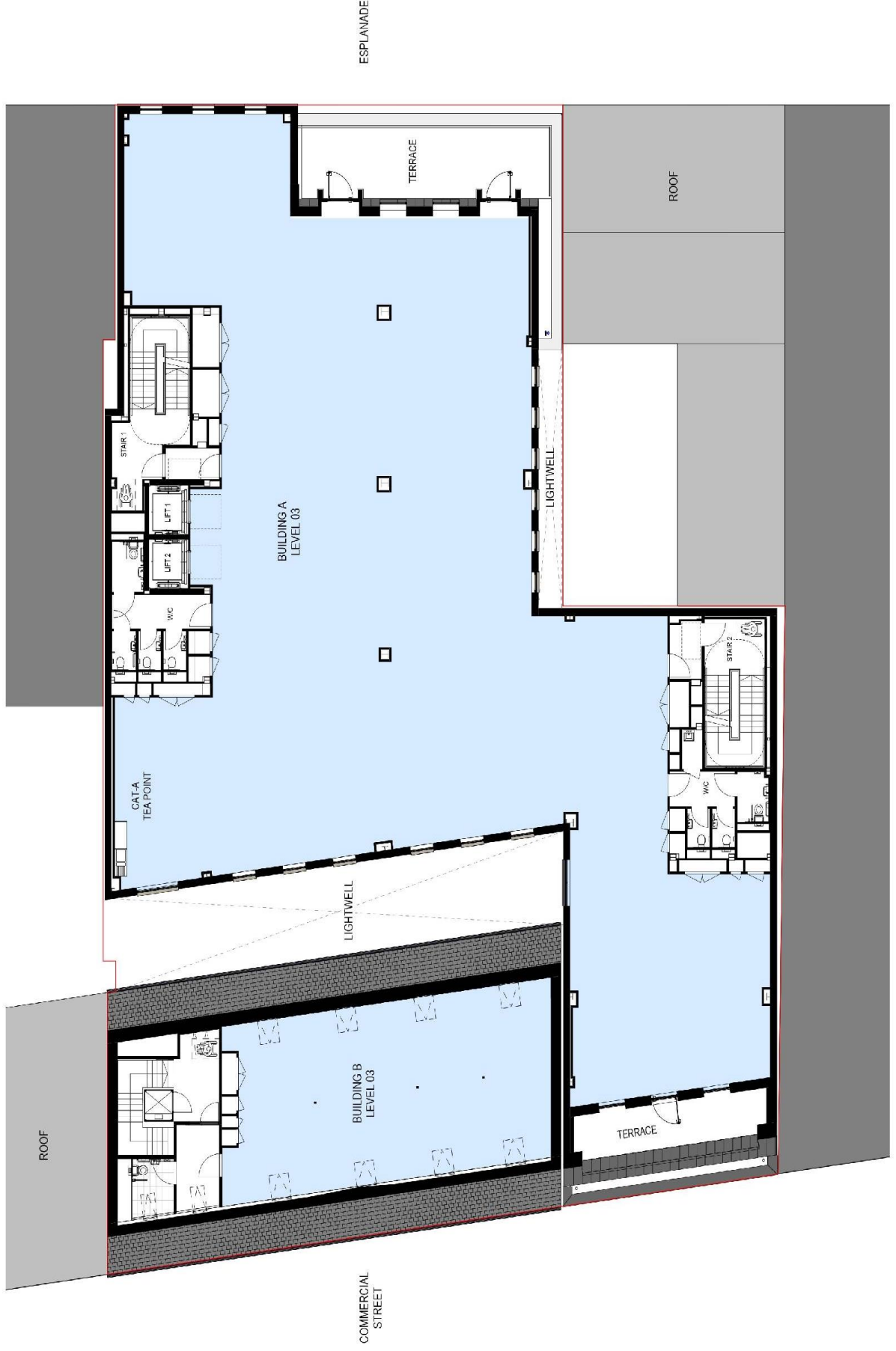
**BUILDING A + B NIA : 3,937.1 SQM / 42,379 SQFT**  
**BUILDING A - LEVEL 01 - NIA : 785.7 SQM / 8,457 SQFT**  
**BUILDING B - LEVEL 01 - NIA : 196.9 SQM / 2,120 SQFT**



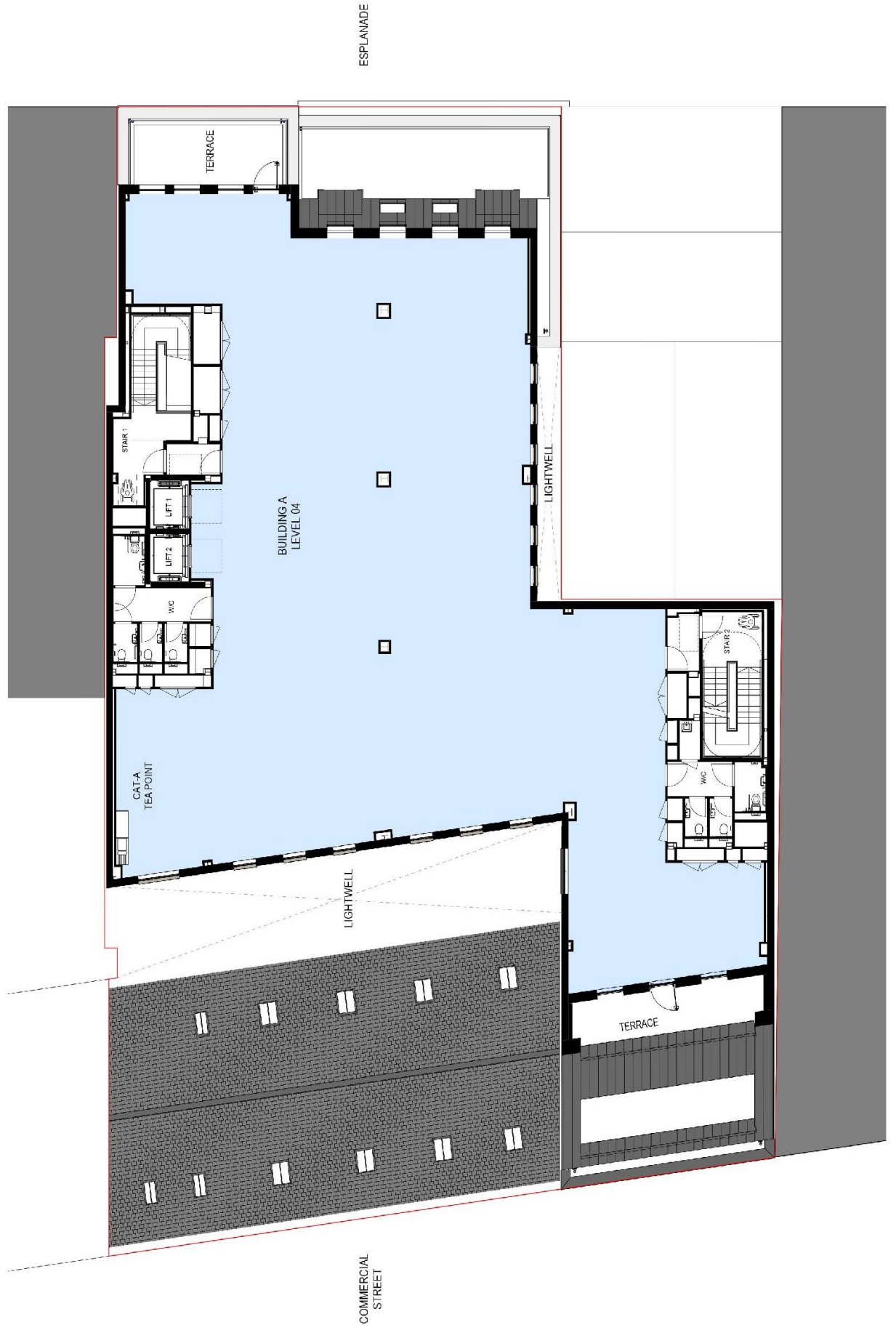
**BUILDING A + B NIA : 3,937.1 SQM / 42,379 SQFT**  
**BUILDING A - LEVEL 02 - NIA : 785.7 SQM / 8,457 SQFT**  
**BUILDING B - LEVEL 02 - NIA : 196.9 SQM / 2,120 SQFT**



**BUILDING A + B NIA : 3,937.1 SQM / 42,379 SQFT**  
**BUILDING A - LEVEL 03 - NIA : 687.2 SQM / 7,397 SQFT**  
**BUILDING B - LEVEL 03 - NIA : 110.5 SQM / 1,190 SQFT**



**BUILDING A + B NIA : 3,937.1 SQM / 42,379 SQFT**  
**BUILDING A - LEVEL 04 - NIA : 604.5 SQM / 6,507 SQFT**



ELEVATION IS SUBJECT TO AMENDED PLANNING APPROVAL

