

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 11-12 ESPLANADE ST HELIER JERSEY



**5,054 SQ.FT., 11,363 SQ.FT.
UP TO 24,475 SQ.FT.**

**WITH AMPLE PARKING
TO LET**



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



11-12 ESPLANADE ST HELIER

LOCATION

The property is prominently situated in St Helier's prime office location within the heart of the Central Business District.

More specifically, the premises are conveniently located on the Northern side of the Esplanade, midway between the junctions with Castle Street and Conway Street.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of a purpose-built office building which is in the process of being comprehensively refurbished to provide a modern-day full Cat A specification:

- Open floor plans
- Suspended ceilings
- Integral LED lighting
- Comfort cooling/heating
- Fully accessible raised floors
- Central natural lightwell
- Dual lift access to all floors
- Modern tea point, WC, shower and locker facilities
- Secure basement vehicle and bicycle parking

ACCOMMODATION

The approximate Net Internal Areas of the premises are as follows:

| | |
|------------------------|----------------------|
| Ground Floor Reception | 570 sq.ft. |
| Ground Floor | 5,054 sq.ft. |
| First Floor | 6,309 sq.ft. |
| Second Floor | 6,384 sq.ft. |
| Third Floor | <u>6,158</u> sq.ft. |
| TOTAL | 24,475 sq.ft. |

Basement car parking is available along with bicycle parking areas.

11-12 ESPLANADE ST HELIER

TENURE

The premises are available as a whole or on a floor by floor basis on new fully repairing and insuring style leases for a duration of 15 years, subject to 3 yearly Open Market rent reviews.

TEST TO FIT

The owners are happy to undertake a bespoke test to fit exercise for an interested tenant to show the capabilities of the building for occupational purposes.

AVAILABILITY

The premises are available by way of pre-let, with occupation being on completion of the Owner's comprehensive refurbishment of the entire building, estimated to be late Spring 2025.

RENTAL

On application.

LEGAL COSTS

Each party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

11-12 ESPLANADE ST HELIER

VIEWING

By contacting the Owner's sole agent:

Alistair M Sarre BSc MRICS or Reece Sarre

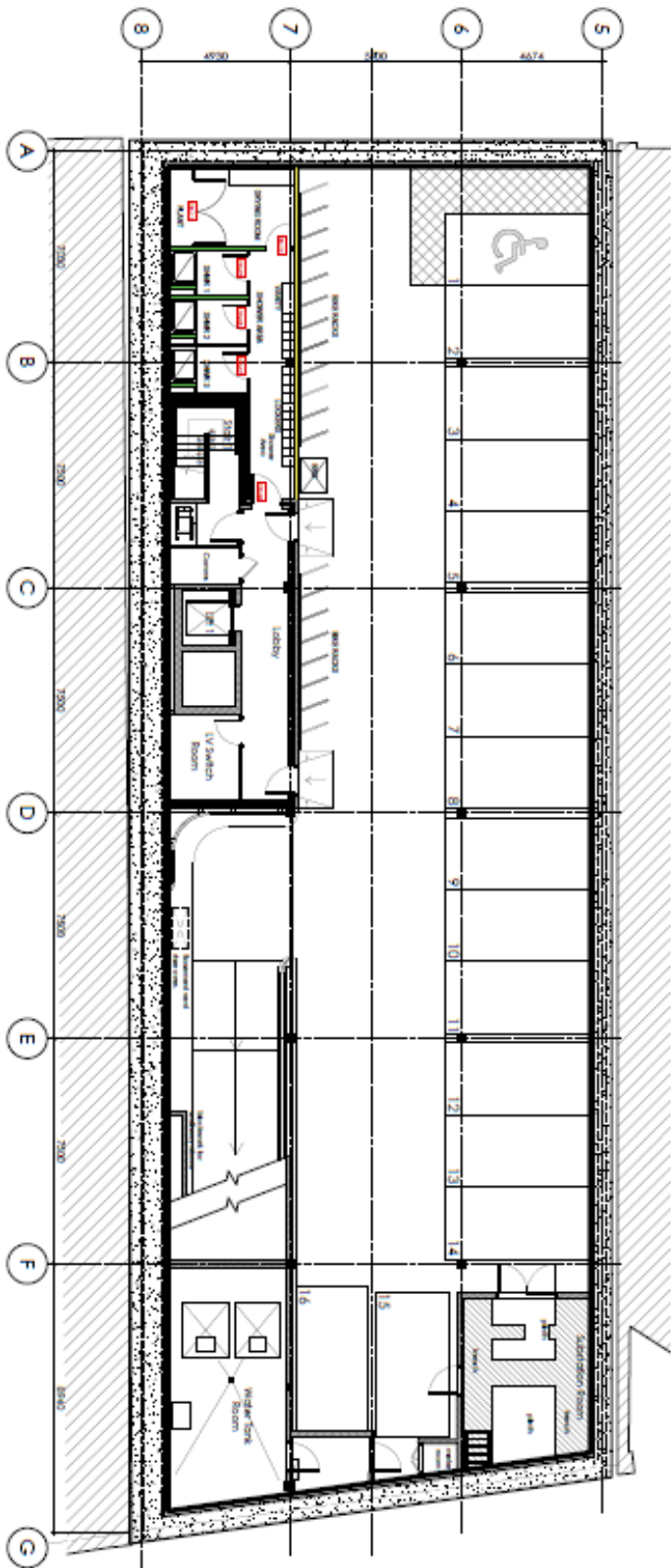
**Sarre & Company
16 Gloucester Street
St Helier
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JE2 3QR**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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



| Rev | Description | Dwn | Cad | Date |
|-----|--------------------------------|-----|-----|------------|
| P1 | Marketing Plan | BC | MC | 07/03/2024 |
| P2 | Marketing Plan - Showers added | KM | MC | 12/03/2024 |

NOTES
 1. Report dimensions only for the year that the drawing was issued.
 2. All dimensions are in millimeters unless otherwise stated.
 3. This drawing is for the use of the architect and is not to be used for any other purpose without the written consent of the architect.
 4. The architect is not responsible for the accuracy of any information provided by the client.
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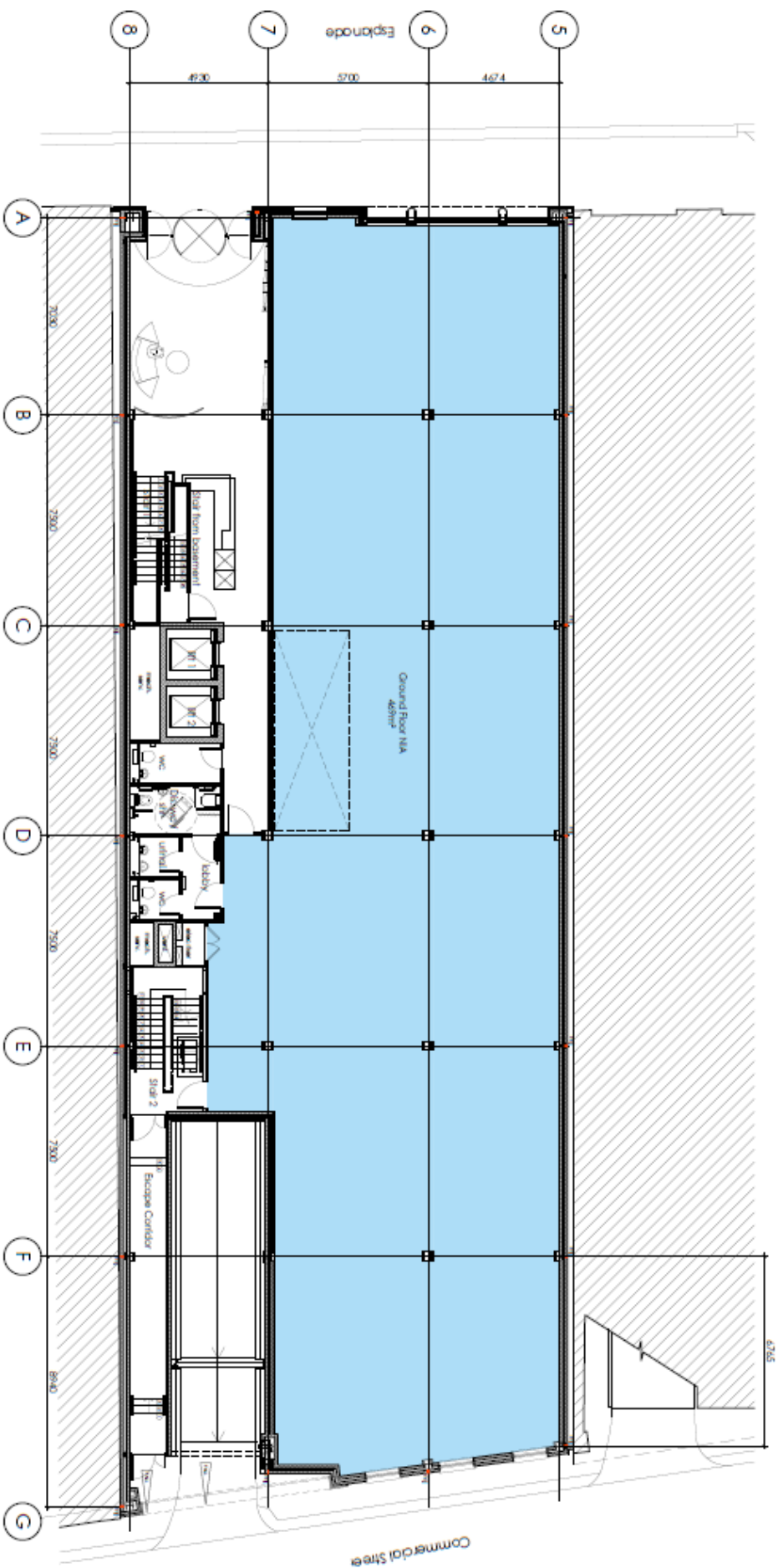
| | |
|----------|---|
| Client: | Danodra Jersey Limited |
| Project: | 11-12 Esplanade St. Helier Jersey |

Drawing Title: Basement Floor Marketing Plan

| | | | |
|-------------------|---------|---|---------------|
| AXIS MASON | | Somerville House, Phillip Street St. Helier, Jersey, JE2 4SU 01534 870137 WWW.AXISMASON.COM | |
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| | | | |
|---------------|-------|---------|-------------|
| Scale @ A3: | 1:100 | Date: | MARCH 2024 |
| Project: | MC | Issue: | PRELIMINARY |
| Co-ordinator: | | Status: | |

| | | | | | |
|---------|------|-------------|-----|-----------|----|
| Job No: | 4813 | Drawing No: | 049 | Revision: | P2 |
|---------|------|-------------|-----|-----------|----|



NOTES
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 3. The client is responsible for the accuracy of the information provided.
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| Rev | Description | Drawn | Checked | Date |
|-----|----------------|-------|---------|------------|
| P1 | Marketing Plan | BC | MC | 07/03/2024 |

Client: **Danbara Jersey Limited**
 Project: **11-12 Esplanode**
 Architect: **St. Heller Jersey**

Scale @ A3: **NTS**
 Project Co-ordinator: **MC**
 Date: **MARCH 2024**
 Issue Status: **PRELIMINARY**

Job No: **4813**
 Drawing No: **050**
 Revision: **P1**

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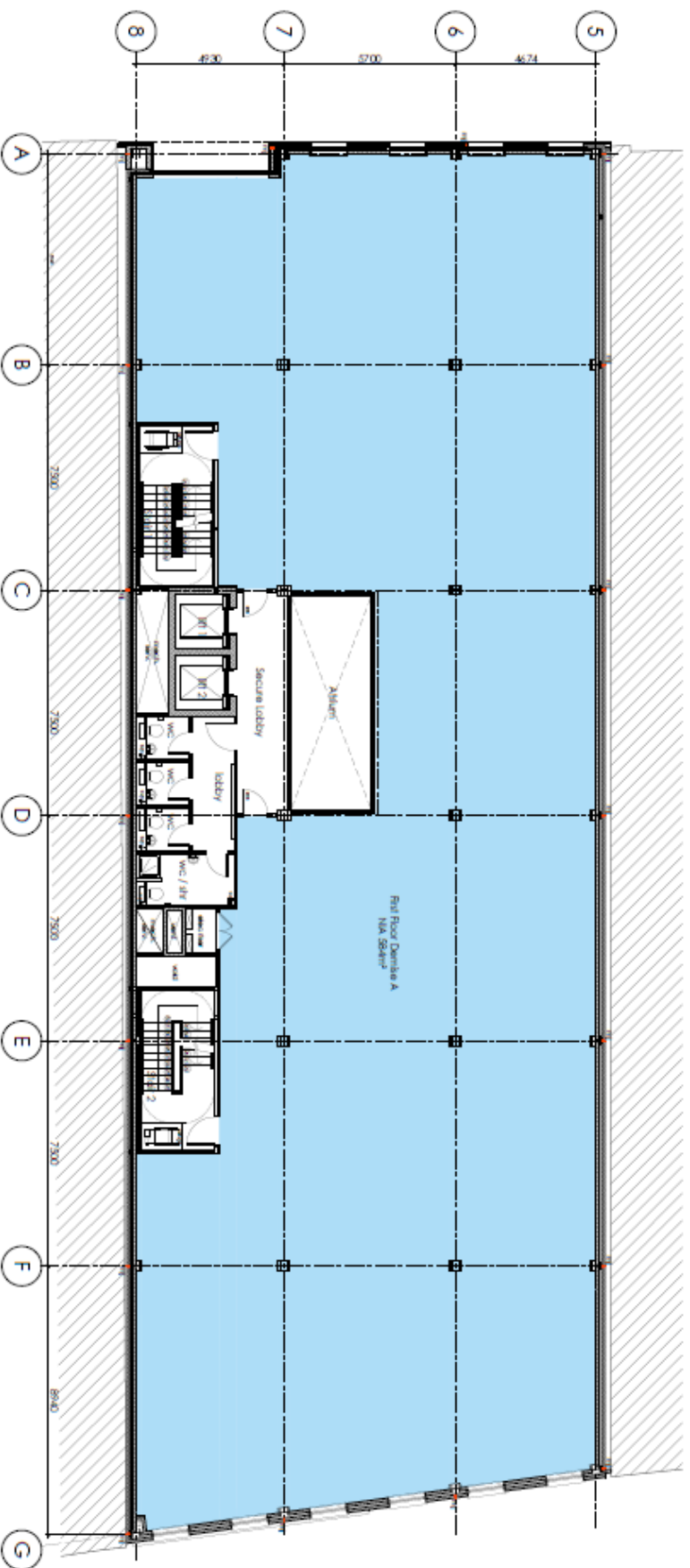
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Project: **11-12 Esplanode**
 Architect: **St. Heller Jersey**
 Drawing Title: **Ground Floor Marketing Plan**

Client: **Danbara Jersey Limited**
 Project: **11-12 Esplanode**
 Architect: **St. Heller Jersey**

Scale @ A3: **NTS**
 Project Co-ordinator: **MC**
 Date: **MARCH 2024**
 Issue Status: **PRELIMINARY**

Job No: **4813**
 Drawing No: **050**
 Revision: **P1**



NOTES
 1. The drawings are to be read in conjunction with the contract documents.
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| Rev | Description | Drawn | Checked | Date |
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| P1 | Marketing Plan | BC | MC | 07/03/2024 |

Client: **Danlona Jersey Limited**

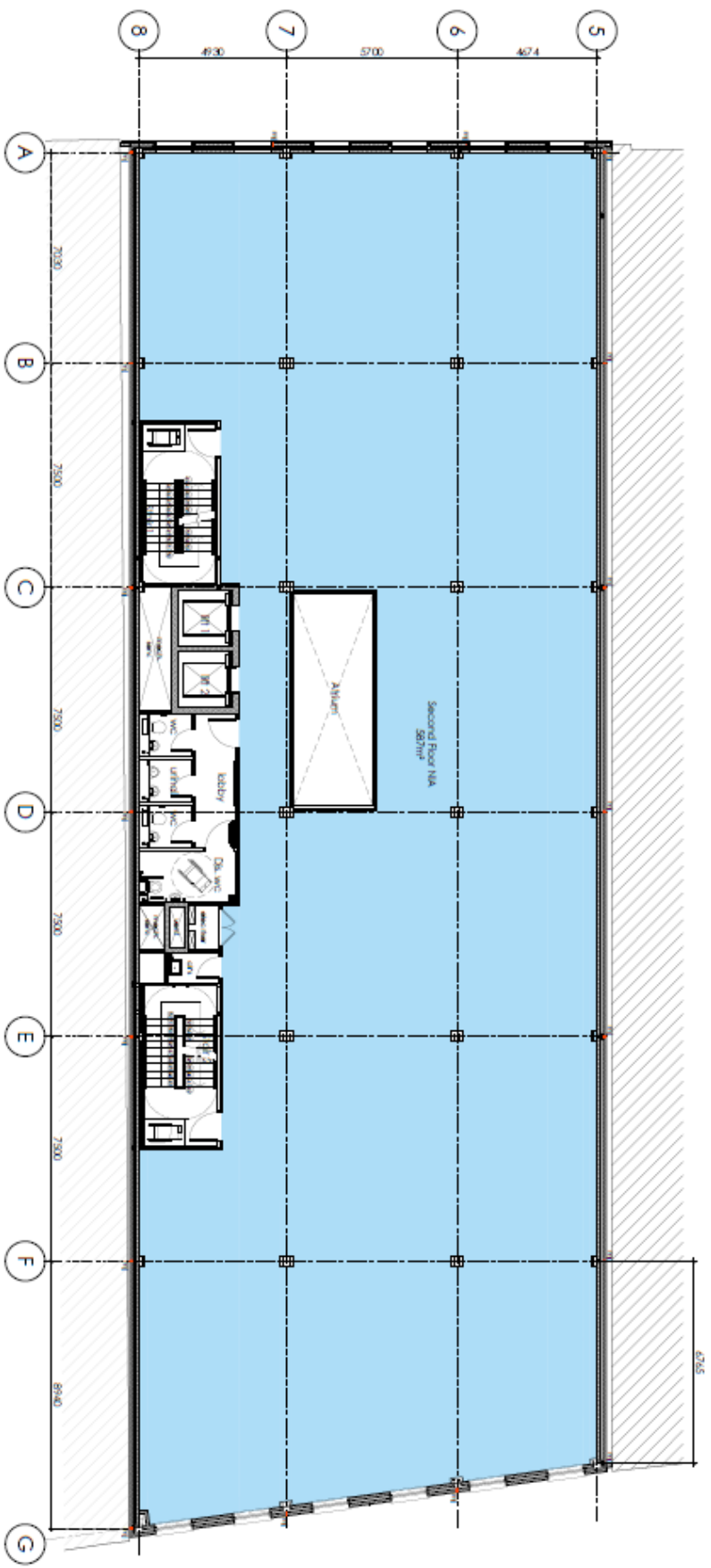
Project: **11-12 Esplanade
 St. Helier
 Jersey**

Drawing Title: **First Floor Marketing Plan**

Scale @ A3: **NTS** Date: **MARCH 2024**
 Project: **MC** Issue: **PRELIMINARY**
 Co-ordinator: **MC** Status: **PRELIMINARY**

Job No: **4813** Drawing No: **051** Revision: **P2**

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W2023
 Approved drawings may only be used where they are
 clearly identified as such on the drawings. It is
 the responsibility of the user to ensure that the
 drawings are used in accordance with the
 conditions of use.

| Rev | Description | Drawn | Checked | Date |
|-----|----------------|-------|---------|------------|
| P1 | Marketing Plan | GC | MC | 07/09/2024 |

The drawings and related information are the property of the Architect and shall remain confidential and shall not be used for any other purpose without the prior written consent of the Architect. The drawings shall be used for the purposes of the project only and shall not be used for any other purpose without the prior written consent of the Architect.

Client: Danbara Jersey Limited
Project: 11-12 Esplanade
 St Helier
 Jersey

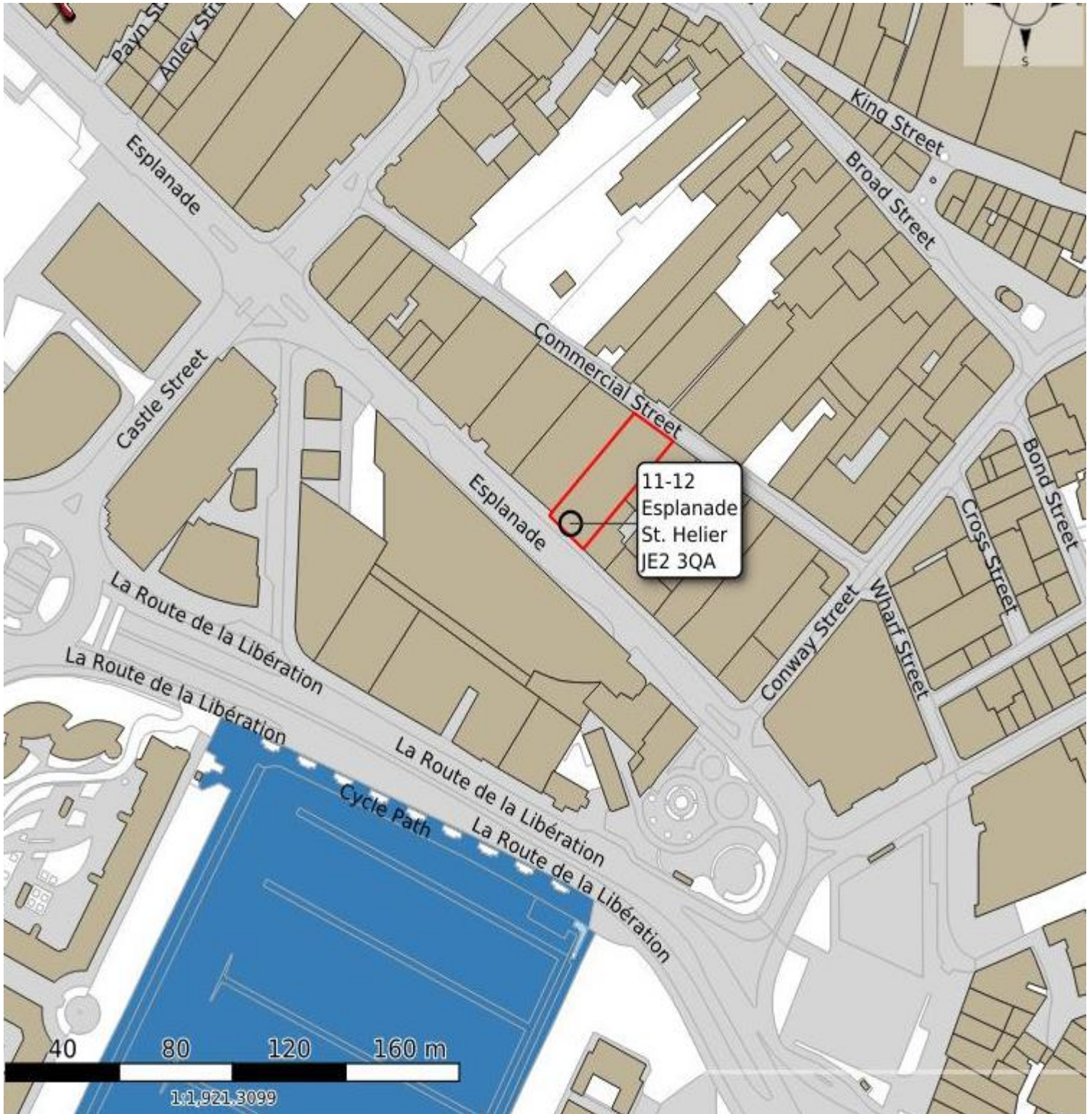
Scale @ A3: NTS
Project Co-ordinator: MC
Date: MARCH 2024
Issue: PRELIMINARY
Status:

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Job No: 4813
Drawing No: 052
Revision: P1

Drawing Title: Second Floor Marketing Plan

11-12 ESPLANDE ST HELIER



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