

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES KINGSGATE HOUSE ESPLANADE ST HELIER



**2,027 SQ.FT., 2,804 SQ.FT.
UP TO 4,921 SQ.FT.**

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



KINGSGATE HOUSE ESPLANADE

LOCATION

The property is situated on the Esplanade, Jersey's prime financial business district office location. The property occupies a prominent position at the junction of the Esplanade and Gloucester Street with uninterrupted views across the Waterfront and extended views to Elizabeth Castle and St Aubin. The property is approximately five minutes' walking distance from the principal retailing district of King Street/Queen Street. It also benefits from being within two minutes' walking distance of Patriotic Street multi-storey car park.

We attach a location plan for reference purposes.

DESCRIPTION

The property comprises a prominent office building arranged on ground and four upper floors with a purpose built basement car park accessed from Gloucester Street.

The Second Floor offices have been recently refurbished and benefit from a high specification fit-out to include the following general amenities:

- Suspended ceilings with integral LED lighting
- Raised access floors
- Comfort cooling/heating system
- Fibre optic connectivity
- Large fitted kitchen/staff room
- Separate male, female and disabled WCs
- Shower facilities
- Lift access
- Versatile part open plan/part cellularised layout
- Dedicated reception area
- Excellent natural lighting
- Secure underground parking available by separate negotiation

KINGSGATE HOUSE ESPLANADE

ACCOMMODATION

The approximate Net Internal area of the Second & Fifth Floor are:

Suite 2	2,894 sq.ft.
Suite 5	<u>2,027</u> sq.ft.
Total	4,921 sq.ft.

The Second Floor & Fifth Floor suites are available jointly or separately. We attach a plan of the Second Floor for reference purposes.

In addition, there are up to 6 basement car spaces available.

TENURE

A new 9 year fully repairing and insuring style lease by way of a managed service charge. Market based incentives/more flexible lease terms are available by negotiation.

ASKING RENTAL

Offices	£29.50 per sq.ft.
Car Parking	£4,000 per annum per space

OCCUPATION

Immediately upon completion of legal formalities.

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.

KINGSGATE HOUSE ESPLANADE

VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
Evie Wills BSc or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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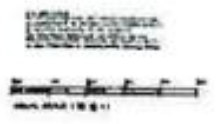
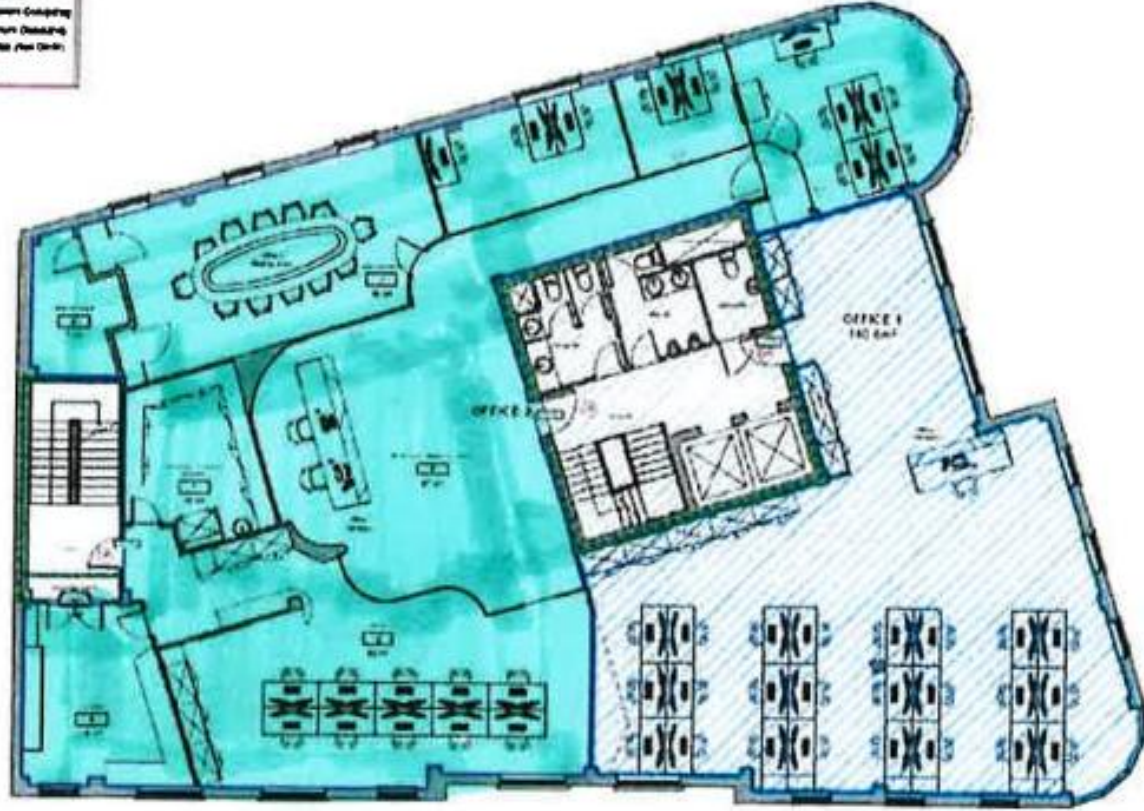
Website: www.sarreandcompany.co.uk

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

SCHEDULE 4

PLAN OF DEMISED PREMISES

KEY	OCCUPANCY KEY
<ul style="list-style-type: none"> 1. All Areas: Full Floor Construction 2. Fire Door Location 3. Fire Door Substrate 4. Type: (S) Solid 5. All Glass: (G) Glass 6. Structural Movement: (C) Cracking 7. Structural Movement: (D) Distortion 8. Glass: (F) Full Glass Panel (G) Glass 9. Glass: (H) Half Glass Panel (G) Glass 10. Glass: (N) None 	<ul style="list-style-type: none"> 1. Office 1 2. Office 2 3. Office 3 4. Office 4 5. Office 5 6. Office 6 7. Office 7 8. Office 8 9. Office 9 10. Office 10 11. Office 11 12. Office 12 13. Office 13 14. Office 14 15. Office 15 16. Office 16 17. Office 17 18. Office 18 19. Office 19 20. Office 20 21. Office 21 22. Office 22 23. Office 23 24. Office 24 25. Office 25 26. Office 26 27. Office 27 28. Office 28 29. Office 29 30. Office 30 31. Office 31 32. Office 32 33. Office 33 34. Office 34 35. Office 35 36. Office 36 37. Office 37 38. Office 38 39. Office 39 40. Office 40 41. Office 41 42. Office 42 43. Office 43 44. Office 44 45. Office 45 46. Office 46 47. Office 47 48. Office 48 49. Office 49 50. Office 50 51. Office 51 52. Office 52 53. Office 53 54. Office 54 55. Office 55 56. Office 56 57. Office 57 58. Office 58 59. Office 59 60. Office 60 61. Office 61 62. Office 62 63. Office 63 64. Office 64 65. Office 65 66. Office 66 67. Office 67 68. Office 68 69. Office 69 70. Office 70 71. Office 71 72. Office 72 73. Office 73 74. Office 74 75. Office 75 76. Office 76 77. Office 77 78. Office 78 79. Office 79 80. Office 80 81. Office 81 82. Office 82 83. Office 83 84. Office 84 85. Office 85 86. Office 86 87. Office 87 88. Office 88 89. Office 89 90. Office 90 91. Office 91 92. Office 92 93. Office 93 94. Office 94 95. Office 95 96. Office 96 97. Office 97 98. Office 98 99. Office 99 100. Office 100



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PROJECT NO. 01

DATE: 10/10/2011

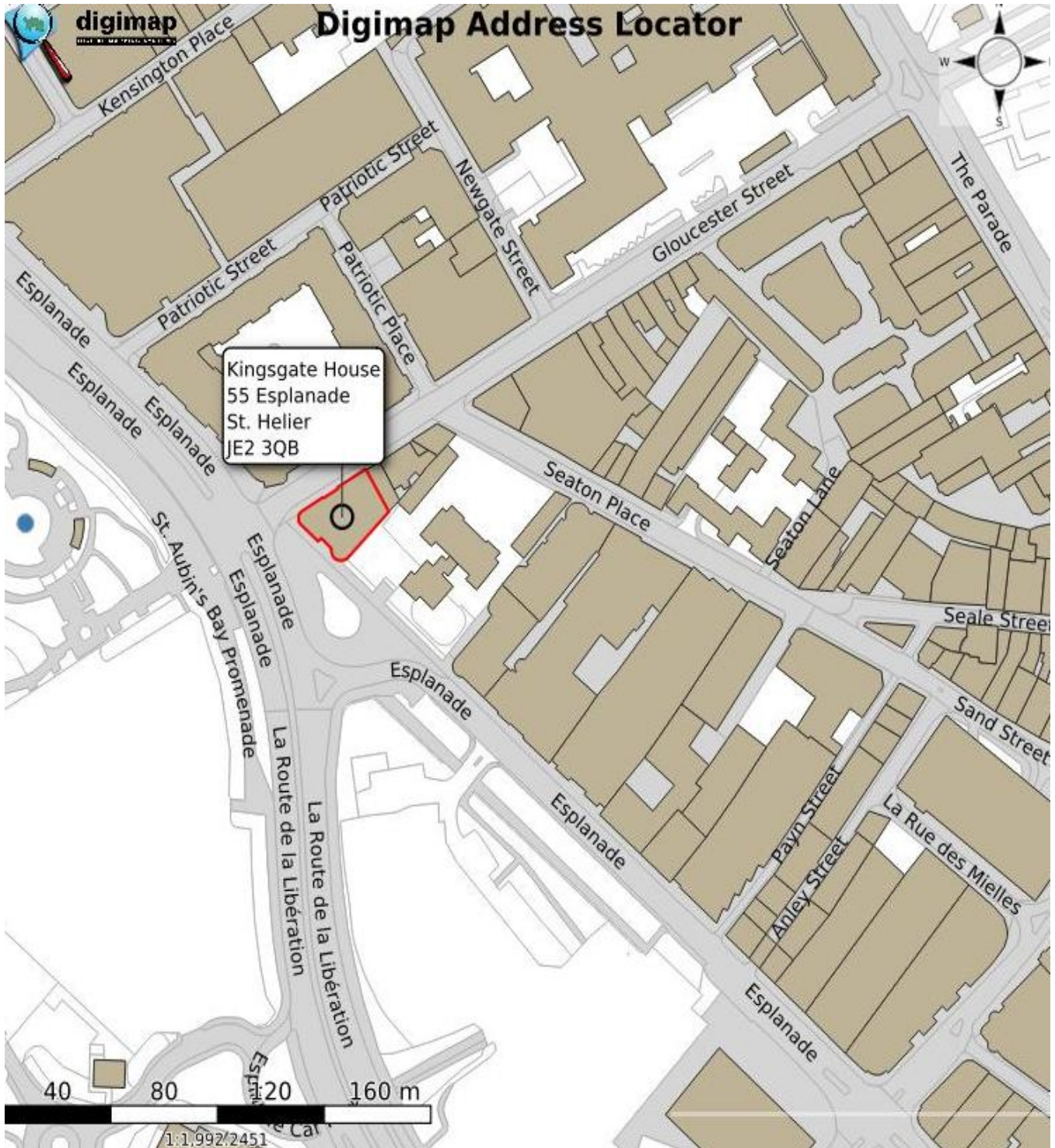
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