

29 – 31 Seaton Place, St. Helier, Jersey



OFFICE
TO LET

NET
INTERNAL
AREA
20,075
SQ.FT.

BRAND NEW
OFFICE
ACCOMODATION



Second floor demise



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Office Address

Ground Floor, Dialogue House,
2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

An alliance member of
**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

LOCATION

29 Seaton Place is situated in a prominent position within the Island's premier office location which comprises a plethora of financial, legal, administrative and fund management occupiers including; HSBC, Ogiers, Elian, Carey Olsen, SG Hambros, Ernst & Young, PWC, KPMG, Deloitte, First Names, Citibank, Aberdeen Asset Management and The Aztec Group.

The property is located on Seaton Place which runs parallel to the Esplanade. It is a short walk from the revitalised Weighbridge area of town, Liberty Wharf mixed use scheme, the Jersey International Finance Centre and the burgeoning Waterfront development area in addition to mail retail areas of King Street and Queen Street.

DESCRIPTION

This new property provides versatile office accommodation over first, second, third and fourth floors together with a modern entrance and secure ground floor car parking.

The entrance to the office accommodation is approached via a feature turret and circular core leading to the open plan offices.

As with any modern new office development, the specification provides all of the standard list of amenities including:

- Excellent natural light
- Full air conditioning throughout via a VRV air conditioning system
- Suspended ceilings with LED lighting
- Raised access flooring throughout
- Female and male toilets, shower facilities and a kitchenette on each floor
- All floors served by an 8-person lift.

ACCOMMODATION

The four upper floors provide clear open plan space with excellent natural light. They provide the following areas:

First floor – 5,737 sq. ft – Available

Second floor – 5,737 sq. ft – LET

Third floor – 5,167 sq. ft – LET

Fourth floor – 3,434 sq. ft – Under Offer

In addition, there are 4 ground floor parking spaces available with the first floor offices.

AVAILABILITY

The premises are available for immediate occupation.

LEASE TERMS

The length of lease and quoting rental are by negotiation with further details available upon application to the Lessor's joint sole agents.

The first floor is available.

RENTAL

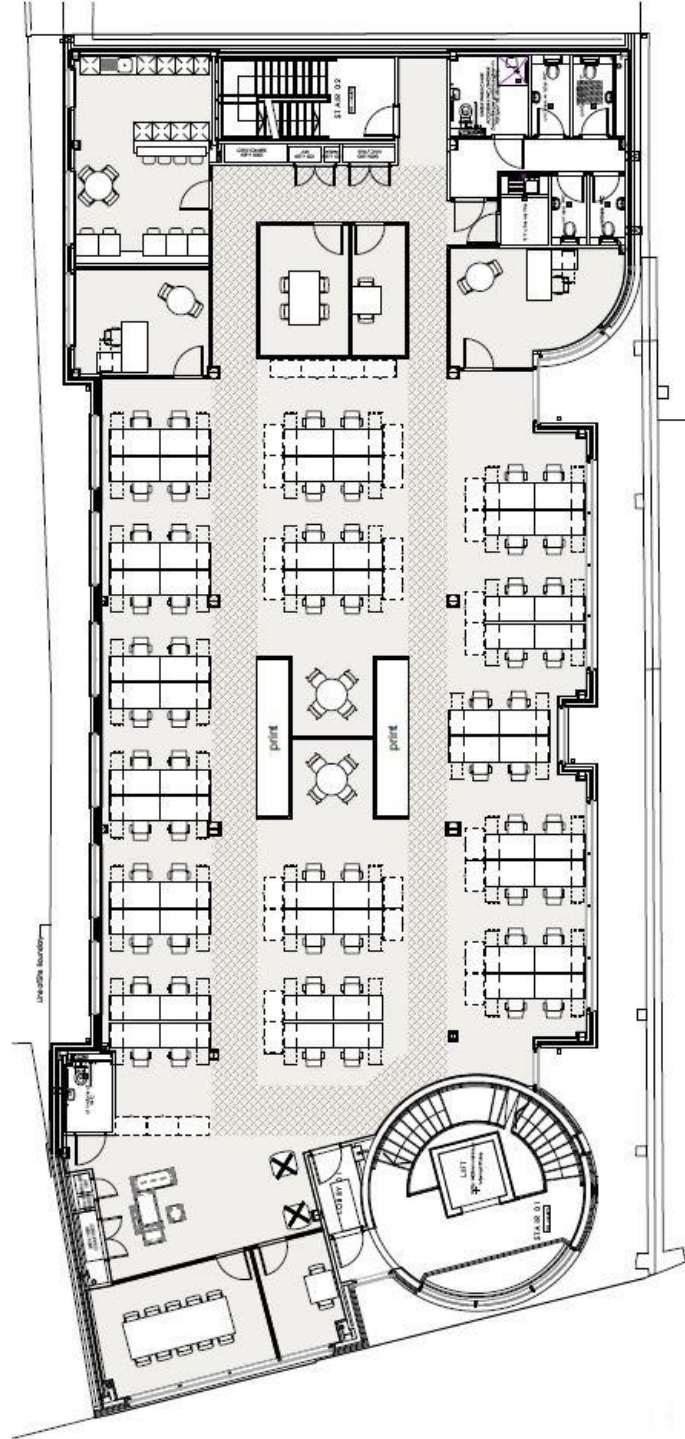
The premises are available at a rental of £29 psf.

LEGAL COSTS

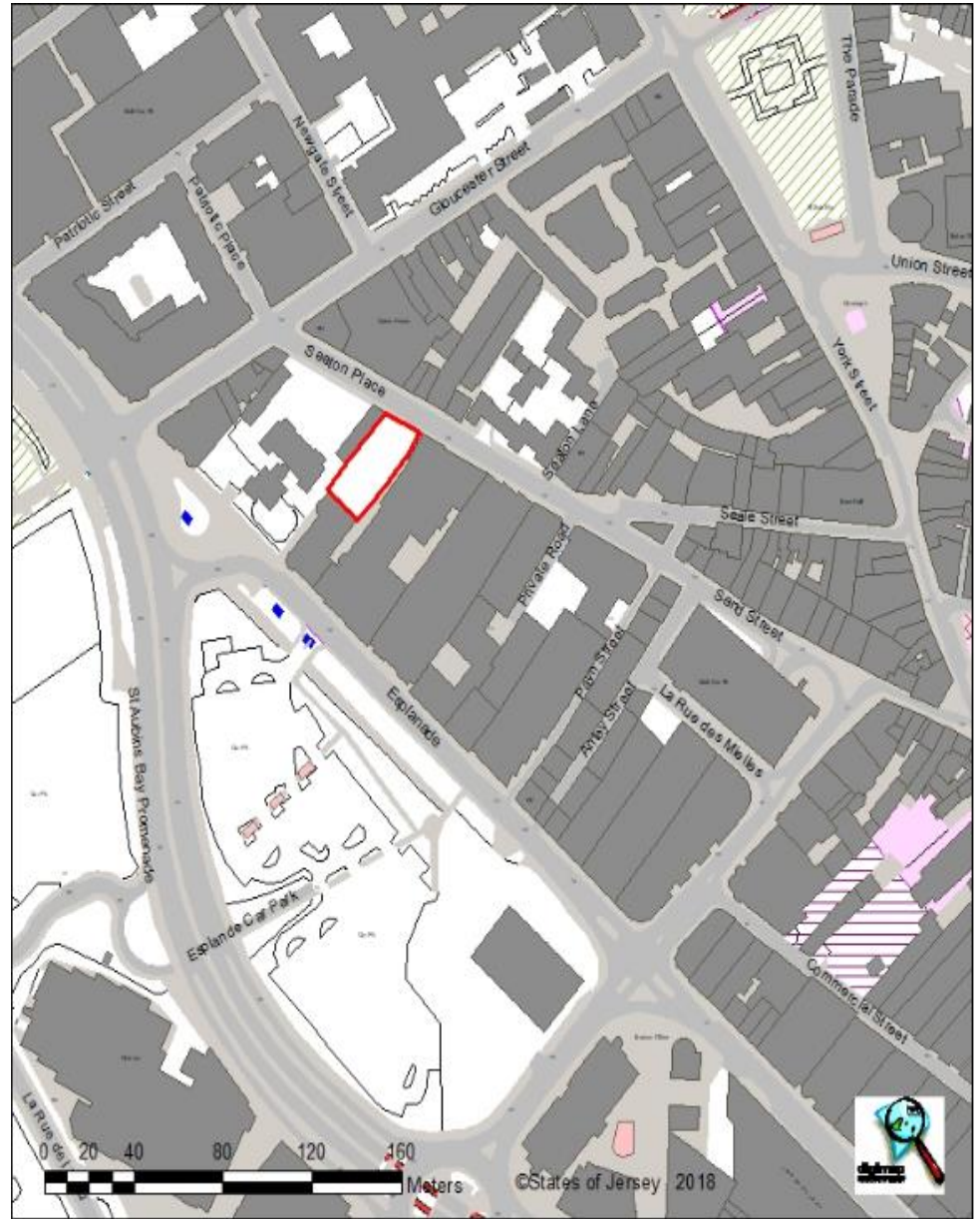
Each party to bear their own legal costs and any other costs in the letting of this property.

FLOOR PLAN

The floor plates for the first-floor demise is shown below:



LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's joint
sole agent;

D2 REAL ESTATE

Ground Floor, Dialogue
House 2 – 6 Anley Street
St. Helier Jersey, JE2
3QE

CONTACT

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