

5th Floor, 44 Esplanade, St. Helier, Jersey







HIGH SPECIFICATION ACCOMODATION

OFFICE

TO LET

NET

INTERNAL

AREA

11,500 SQ.FT.

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Office Address Ground Floor, Dialogue House, 2-6 Anley Street, St Helier, Jersey, JE2 30E Company number: 80923



Regulated by RICS



LOCATION

The property occupies a central position within Jersey's Central Business District in the heart of Jersey's financial centre on the Esplanade.

More specifically the property is situated fronting the Esplanade midway between the junctions of Gloucester Street and Payn Street.

This area of the Esplanade is recognised as being the most sought-after office location within the island.

DESCRIPTION

The property is a purpose-built office block with accommodation on the ground and 5 upper floors. The building was constructed to a full BCo Cat A standard and with a Breeam rating of 'Very Good', benefitting overall from the following amenities: -

- Air conditioned;
- Suspended ceilings;
- Integral fluorescent lighting;
- Double glazing;
- Raised floors;
- Multiple lifts serving all floors;
- Efficient open plan layout;
- Excellent natural light.

The existing head-lessee has undertaken a full and comprehensive fit-out which is available to an incoming sub-lessee and consists of:-

- Various private offices;
- High density fully fitted out work station area;
- Fully furnished;
- Impressive entrance and reception areas
- Shared terrace café on premise
- Floor by floor security provision allowing multi business occupancy.

The occupier will also benefit from balconies at both ends of the building.

ACCOMMODATION

The 5th Floor extends to approximately 11,500 sq.ft measured on a net internal basis.

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The details of the lease term are available on request.

The lease will be granted on an effective full repairing and insuring basis with a service charge to cover a fair proportion of the general outgoings and running costs of the building, terms to be agreed.

There is a rent review in November 2018 and the sub-lease rental will be increased in line with any increase in the head line rental.

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



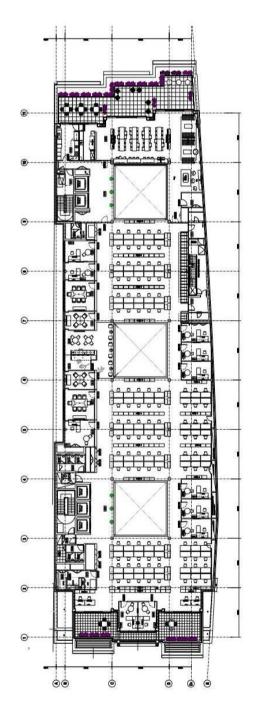
RENTAL

Price on Application. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

LEGAL COSTS

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

FLOOR PLAN



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LOCATION MAP



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VIEWING

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

D2 REAL ESTATE Ground Floor, Dialogue House 2 – 6 Anley Street St. Helier Jersey, JE2 3QE

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