

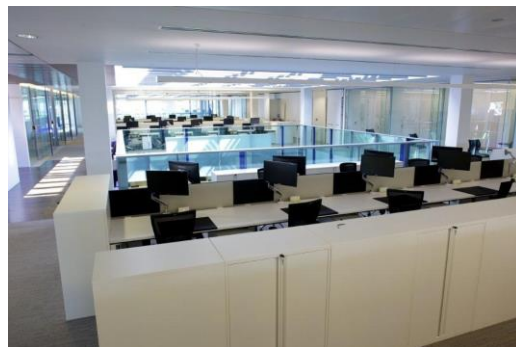
5th Floor, 44 Esplanade, St. Helier, Jersey



OFFICE
TO LET

NET
INTERNAL
AREA
11,500
SQ.FT.

HIGH
SPECIFICATION
ACCOMODATION



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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

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.

RENTAL

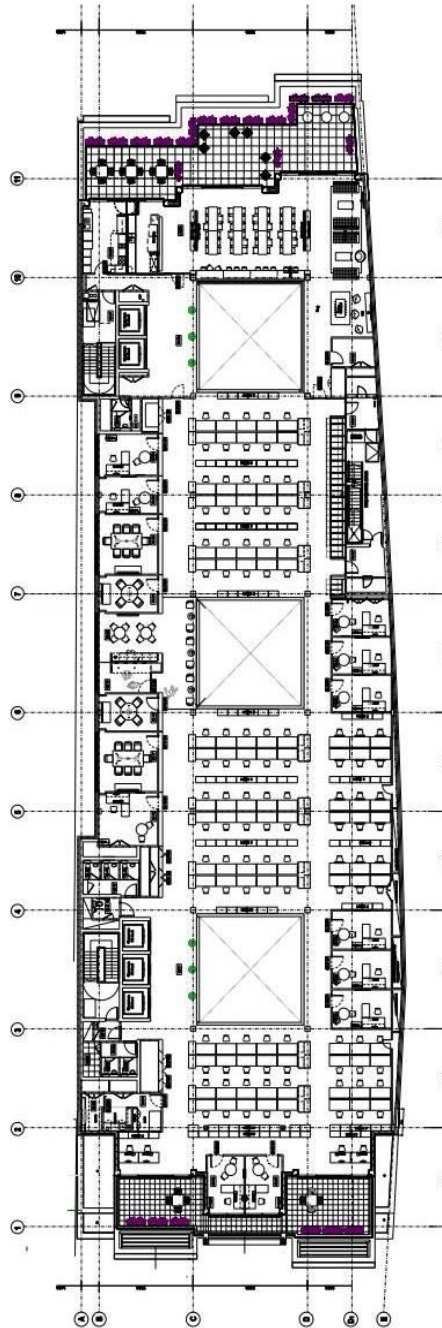
Price on Application.

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

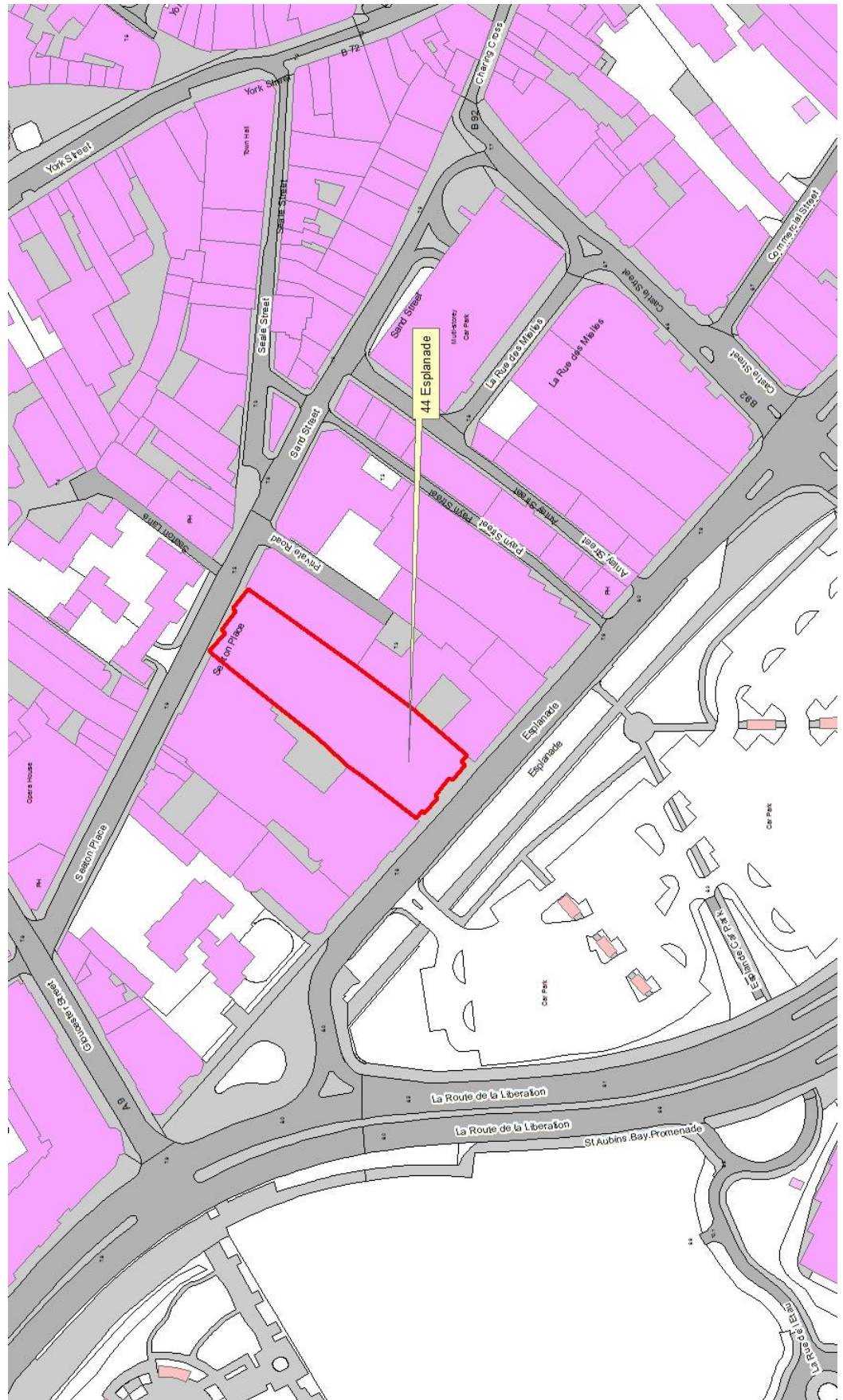
LEGAL COSTS

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

FLOOR PLAN



LOCATION MAP



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

CONTACT
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