

# Part 2<sup>nd</sup> Floor, Weighbridge House, St. Helier, Jersey



OFFICE  
TO LET

NET  
INTERNAL  
AREA  
1080 SQ.  
FT.

HIGH  
SPECIFICATION  
ACCOMODATION



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REAL ESTATE**

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## LOCATION

The Property occupies a prominent location providing a Landmark building making the junction of the Weighbridge and the Esplanade directly adjacent to the Pomme D'Or Hotel, with views overlooking Weighbridge Place to the East, Liberation Place and St Helier marina to the South. It is within easy walking distance of town car parks, bus station and the centre of St Helier.

In addition, the property is situated at the eastern end of the Esplanade linking to St Helier's prime office district, the financial and legal hub of the Island.

Other occupiers in the locality include, Lloyds Private Bank, Appleby, SG Hambros, PWC, KPMG, Jersey Financial Services Commission, Capita, Ogier and HSBC. The occupiers in the building include Comprop, Ravenscroft, Smith and Williamson and Colliers International.

## DESCRIPTION

The property was redeveloped behind a retained facade in 2015 to provide a restaurant on the basement and ground floors and offices on the 4 upper floors. The building was constructed to a full BCo Cat A standard and following the Lessee's fit out, benefits from the following amenities: -

- Air conditioned;
- Suspended ceilings;
- Integral fluorescent lighting;
- Double glazing;
- Raised floors with carpets;
- Open plan layout;
- Excellent natural light.

The premises benefit from a secure, fob operated lift (8-person).

The occupier will also benefit from a separate kitchen, male and female WC's and a shared shower room.

The space also benefits from a comms room, conference room and a small storeroom.

## ACCOMMODATION

The available office area extends to approximately 1080 sq. ft measured on a net internal basis with a separate kitchen, showers and WC's.

## AVAILABILITY

The premises are available immediately.

## LEASE TERMS

The Property is available by way of an assignment of the existing sub-lease terminating on 25th July 2025.

There is a rent review in August 2019 and the sub-lease rental will be increased in line with any increase in the headline rental.

## RENTAL

The premises are available at a rental of £42,372.15 per annum.

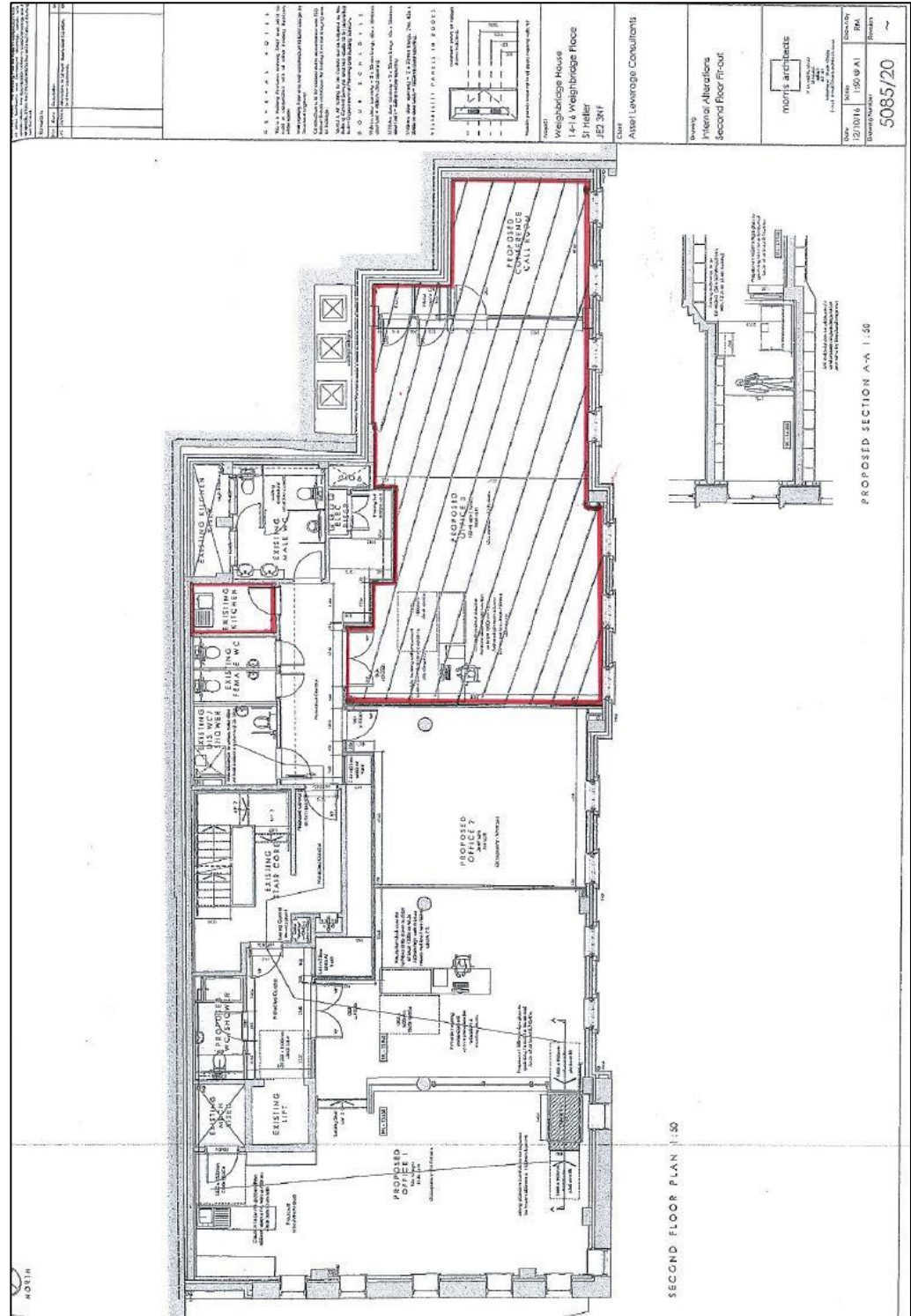
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## LEGAL COSTS

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

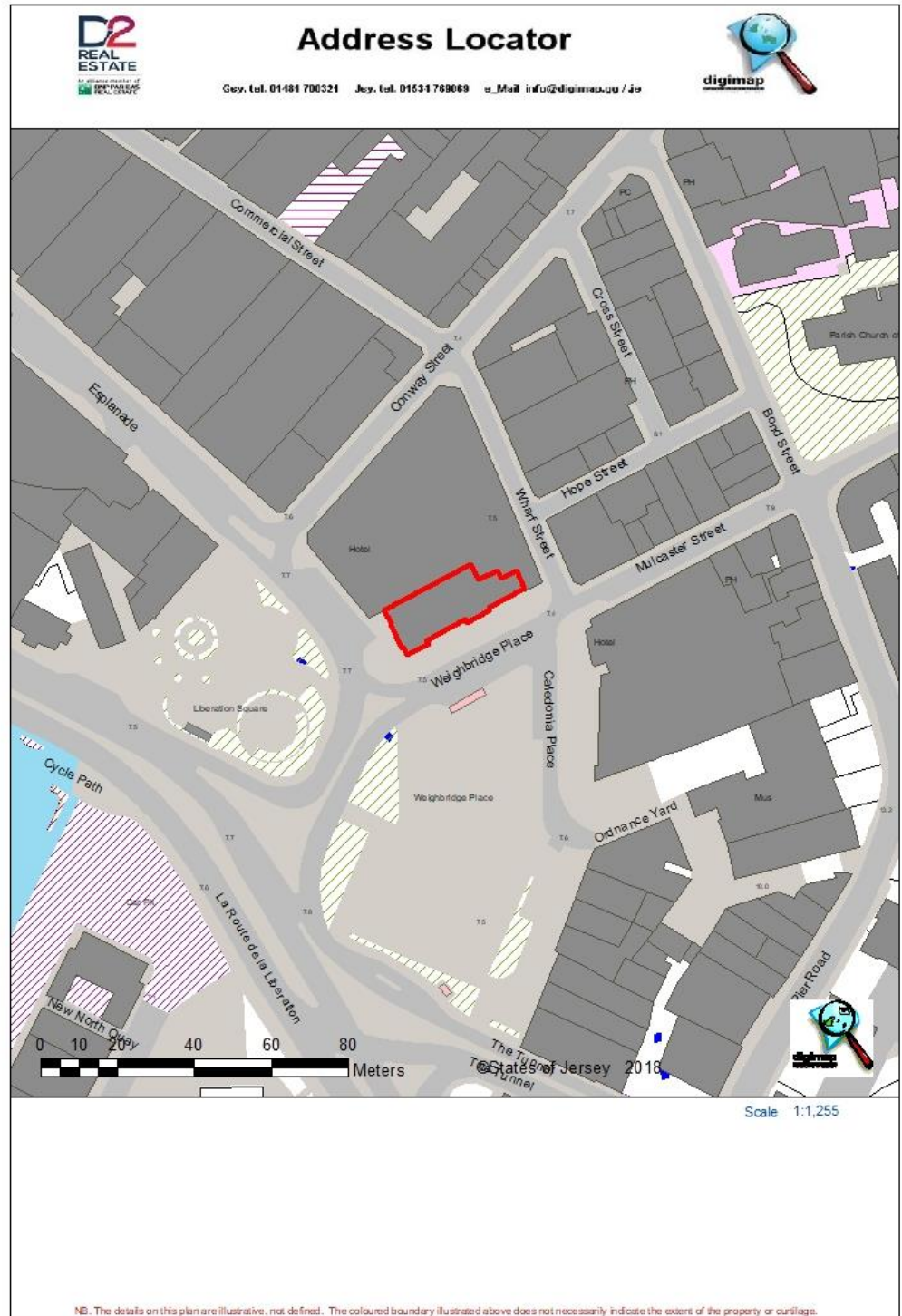
**FLOOR PLAN**

The available office is outlined in red to the top of the plan:



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## LOCATION MAP



## VIEWING

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

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