

WEIGHBRIDGE HOUSE

ST HELIER | JERSEY

TO LET

*Premium Fully Fitted Grade A Office
Accommodation*

**D2 REAL
ESTATE**

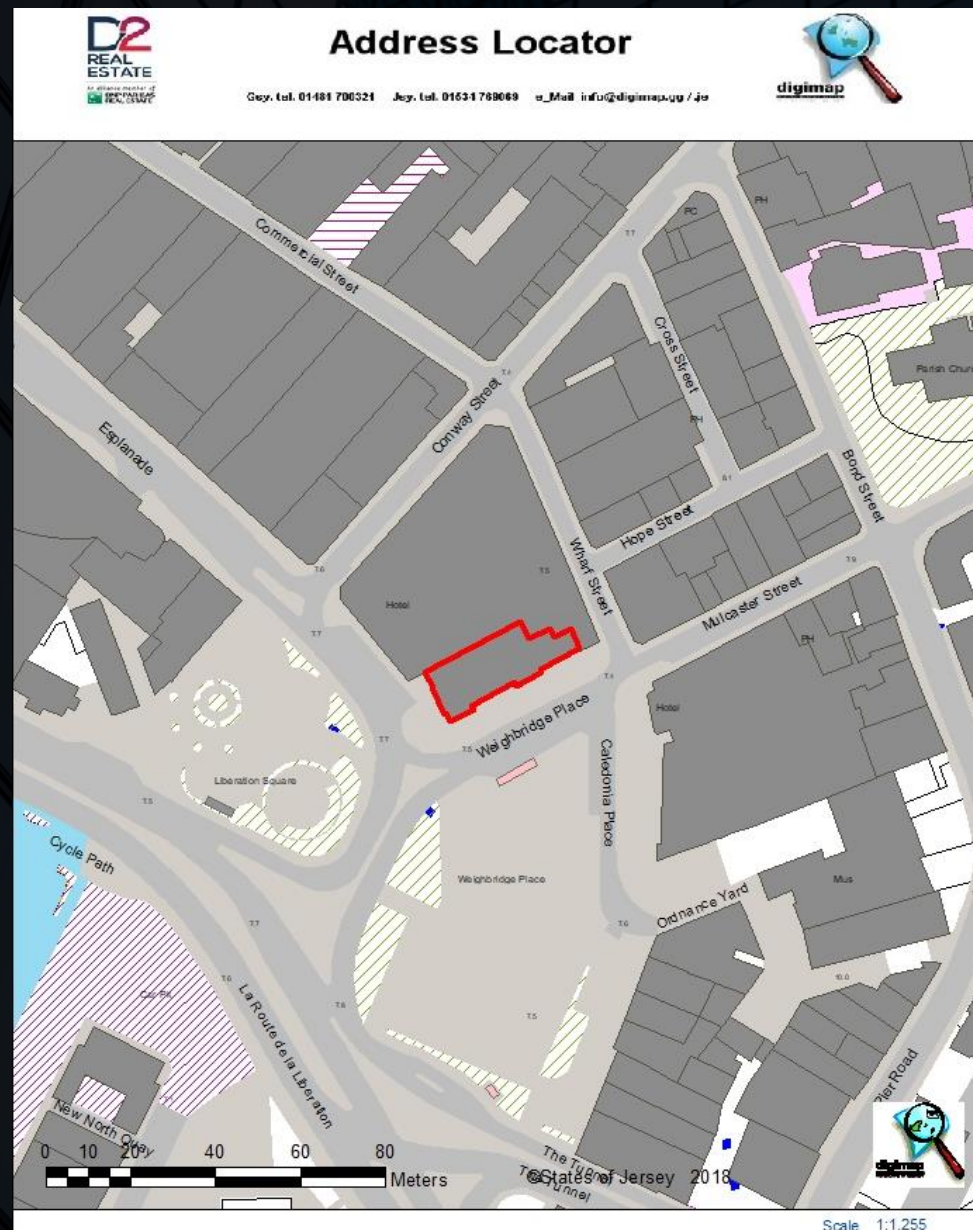
PREMIUM FLEXIBLE OFFICE SPACE AVAILABLE

- Landmark building situated off the Esplanade, adjacent to the Pomme D'Or Hotel and Liberation Square.
- Strategically located office situated in Jersey's prime business district.
- Excellent access to Liberation Station Bus Terminal, Weighbridge taxi rank and all the town car parks.
- Premium fully fitted office accommodation with kitchen, W/C and shower facilities.
- Available by way of a flexible 'all-inclusive' rental package.



LOCATION

- The Property is strategically located at the eastern end of the Esplanade, occupying a prominent corner position on the junction with Weighbridge Place and the Esplanade, within Jersey's prime business district.
- Jersey's prime business district is home to a number of international financial and legal firms including BNP Paribas, KPMG, PwC, HSBC, Royal Bank of Canada, Ogier, Carey Olsen to name a few. The occupiers within the immediate vicinity of the Property include Barclays Bank, Alex Picot Trust Company and Triton.
- The Property's central location affords excellent access to St Helier's premium hotels including The Royal Yacht and Pomme D'Or Hotel, as well as the main retail throughfare of King Street, providing a wide range of retail and leisure amenities.



DESCRIPTION & SPECIFICATION

The Property was redeveloped behind a retained facade in 2015 to provide a restaurant on the basement and ground floors (The Square, Liberation Group) and offices arranged over the 4 upper floors.

The Property was finished to a full BCo Cat A standard and following the Lessee's fit out, benefits from following specification:

Full raised access floor finished with carpet tiles

Suspended ceilings with integral fluorescent lighting

A/C system

Separate Kitchen, WC & shared shower facilities

Single secure fob operated passenger lifts (8 person capacity)

The office comprises the existing Lessee's fit out which is finished to a high quality specification benefitting from excellent natural light and views over Liberation Square and St Helier Marina. The office is arranged in an open plan layout with a subdivided meeting room, comms room and store room.

The occupiers within the Property include Comprop, Ravenscroft, Evelyn Partners and Colliers International.

AREAS

Floor	Sq Ft	Sq m	Status
Second	1,080	100.33	Available

There is additional expansion space of **402 – 562 sq ft** available (subject to the existing tenant's consent).

These net internal areas (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

AVAILABILITY

The Property is immediately available by way of a sub-letting of the existing lease terminating on 25th July 2025.

The Property is available at a 'all-inclusive' rental rate of £35 per sq ft (£37,800 per annum) which includes rent, service charge, rates, building insurance. This is exclusive of a tenant's occupational costs of the property (electricity, water and cleaning).

LEGAL COSTS

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





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VIEWING

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