

Part Ground Floor, IFC 5, St. Helier, Jersey

OFFICE TO
LET

GROUND -
3,000 SQ.FT.

BREEM
'EXCELLENT'
RATED
NEW-BUILD
OFFICES



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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

Ground Floor, IFC 5, St. Helier, Jersey

LOCATION

IFC 5 is located at the heart of Jersey's central business district and Waterfront area. Its principal frontage is at the junction of Castle street and La Route de la Liberation. The prime retailing pitch of King Street and the Royal Square are all within a few minutes' walk, offering a wide range of amenities. Other occupiers in the vicinity include Sanne, CVC, PwC, KPMG, Citibank, Royal Bank of Canada, UBS, HSBC, BNP Paribas, SG Hambros and the Jersey Financial Services Commission.

DESCRIPTION

IFC 5 is the second completed building in the Jersey International Finance Centre development. Constructed in August 2018 and providing 69,000 sq. ft of high-quality Grade A office space, building 5, like its larger brother building 1, achieves a BREEAM Excellent rating and benefits from large amounts of natural light on all four elevations.

This brand-new office building provides the highest specification 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 and shower facilities on each floor
- All floors serviced by a 3-no. person lift
- Secure basement car parking is also provided with X no. car parking spaces available per suite.

ACCOMMODATION

The premises benefit from a high level of natural light owing to the floor-to-ceiling windows on the external elevations.

The Ground floor provides 3,000 sq.ft of office space.

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The premises are available by way of a new 15-year lease. The lease will be granted on a full repairing and insuring basis.

RENTAL

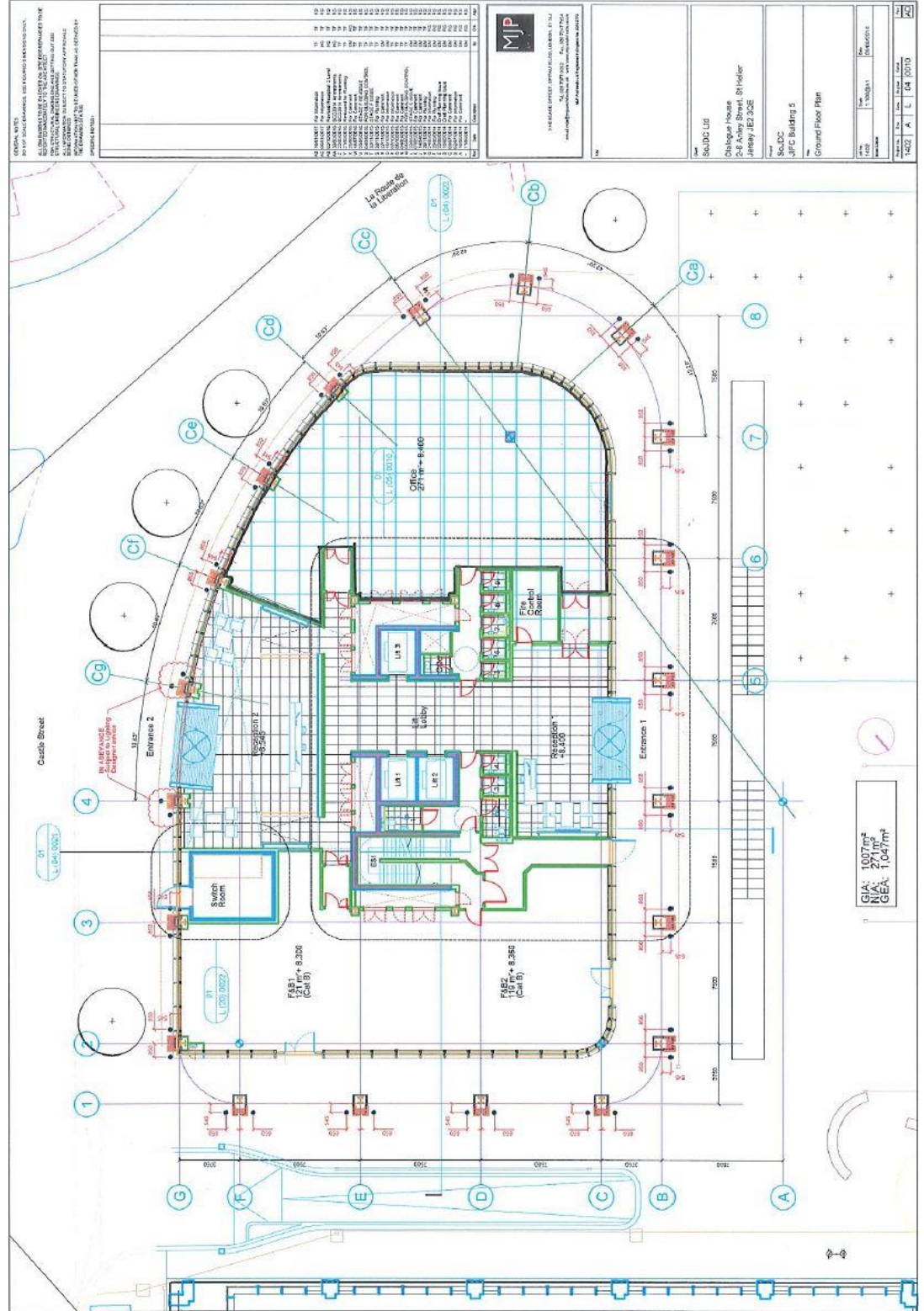
The Ground floor is available at a rental of £40 per square foot. Car parking will be provided at £4,000 per space per annum.

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

LEGAL COSTS

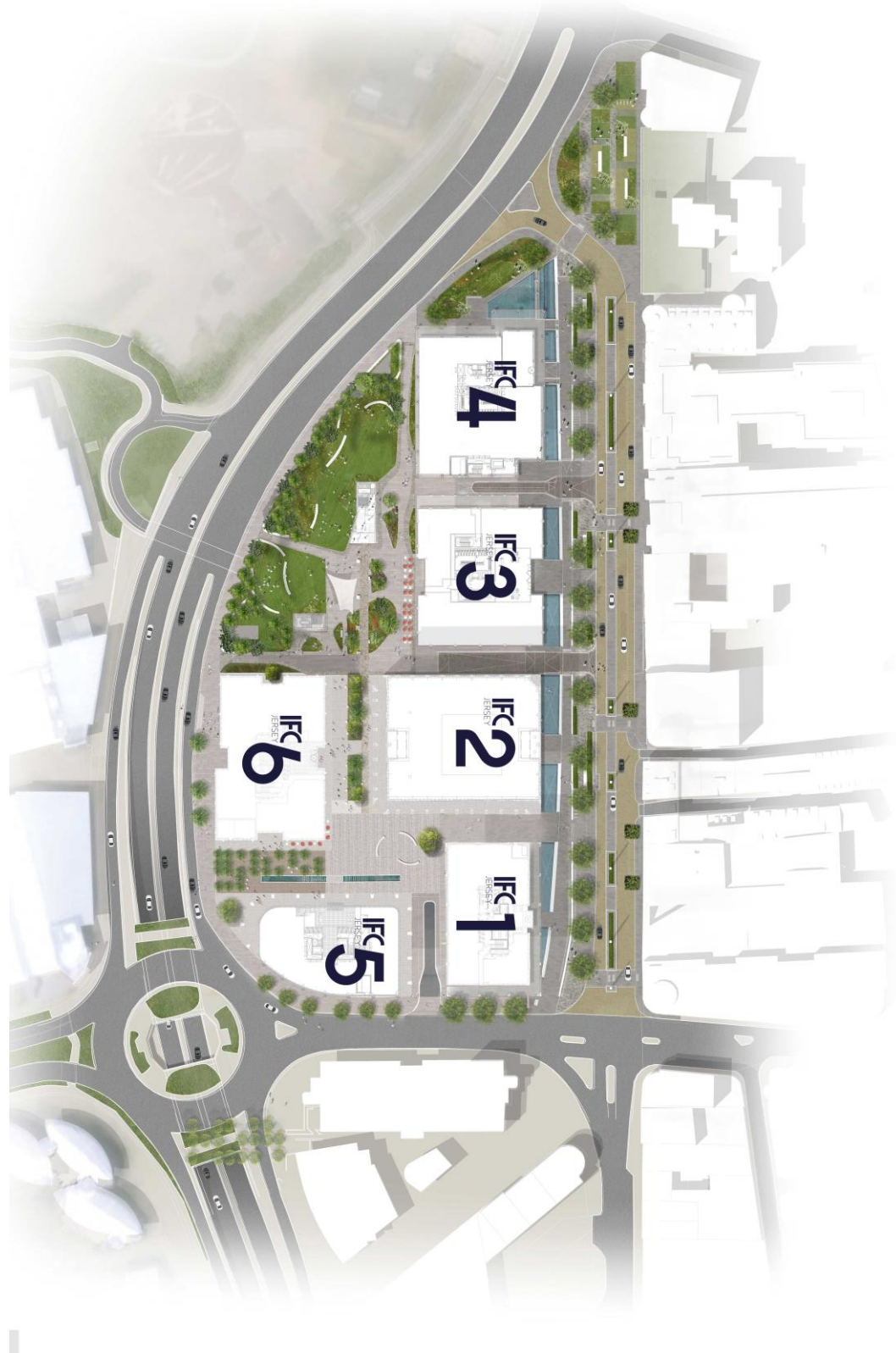
Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

FLOOR PLAN



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.

LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE

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

CONTACT

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