

IFC 5 Ground Floor, St Helier

PRIME OFFICE TO LET



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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, in addition to Building 1, achieves a BREEAM Excellent rating and benefits from large amounts of natural light from all elevations.

Located in Jersey's central business district which is home to several international financial and legal firms. Occupiers in Jersey's International Finance Centre include BNP Paribas, Sanne Group, UBS, TMF Group, and CVC Capital to name a few.

ACCOMMODATION

Floor	Sq Ft	Sq m
Ground	3,000	278.70

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



SPECIFICATION & AMENITIES



Prime Business Location



Secure Bicycle Storage



Raised Access Floor



Three Passenger Lifts



Shower & Locker Facilities



Excellent Natural Light



W&C on every floor



VRV A/C System

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 building's central location affords excellent access to the prime retail thoroughfare of King Street, providing a wide range of amenities.

 **Bus Station**  **2 minutes**

 **Premier Inn**  **4 minutes**

 **King Street**  **5 minutes**

 **Weighbridge Place**  **5 minutes**



LOCATION MAP

	Building	Selected Occupiers
1	International Finance Centre 1	BNP Paribas / UBS AG / ED Capital
2	International Finance Centre 6	Aztec Group
3	Liberation House	Ernest & Young / Investec
4	Windward House	Quilter Cheviot / Sancus
5	Liberation Station	Regus
6	Liberty Wharf Shopping Centre	M&S, Matalan, Quayside Seafood Restaurant
7	13-14 Esplanade	Appleby Global
8	18 Esplanade	SG Hambros
9	25-26 Esplanade	Jersey Financial Services Commission / Apex Group
10	28 Esplanade	JTC
11	37 Esplanade	KMPG / PwC / Canaccord
12	38 / 40 Esplanade	Citibank / UBP
13	44 Esplanade	Ogier / Intertrust
14	47 Esplanade	Carey Olsen
15	HSBC Building	HSBC
16	Gaspé House	Royal Bank of Canada / Deloitte

The Esplanade



IFC 5

CONTACT DETAILS



Chris Daniels MRICS

Director
chris.daniels@d2re.co.uk
07700 700251



Evan Whitson MRICS

Senior Surveyor
evan.whitson@d2re.co.uk
07797 724043

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AVAILABILITY

The property is immediately available by way of a new lease, for a minimum term of 9 years.

PRICING

The Ground Floor is available at a rental of £40.00 per sq. ft.

Car parking will be provided at £4,000 per space per annum.

All figures quoted are exclusive of all other occupational outgoings including Service Charge, Occupier and Forcier Rates, and any other associated occupational costs and exclusive of GST if applicable

LEGAL COSTS

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

FURTHER INFORMATION

Further information on the property including the full list of fixtures and fittings, floor plans, and other associated information is available upon request.