

1st Floor, Charter Place, 23 – 27 Seaton Place, St. Helier, Jersey



PRIME
OFFICE
TO LET

NET
INTERNAL
AREA
8,203 SQ.FT.

GODD QUALITY
OFFICE
ACCOMODATION



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Office Address

Ground Floor, Dialogue House,
2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

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**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

LOCATION

Charter Place is situated in a prominent position within the Island's premier office location which comprises a plethora of financial, legal, administrative and fund management occupiers including; HSBC, Ogiers, Elian, Carey Olsen, SG Hambros, Ernst & Young, PWC, KPMG, Deloitte, First Names, Citibank, Aberdeen Asset Management and The Aztec Group.

The property is located on Seaton Place which runs parallel to the Esplanade. It is a short walk from the revitalised Weighbridge area of town, Liberty Wharf mixed use scheme, the Jersey International Finance Centre and the burgeoning Waterfront development area in addition to mail retail areas of King Street and Queen Street.

DESCRIPTION

Charter Place comprises a prominent, modern office building constructed in 2003, totalling approximately 35,120 sq ft (3,263 sq m) of accommodation.

The building allows for flexible, open plan space and is arranged over basement and five upper storeys. Internally there is a large attractive atrium which provides excellent natural light throughout the building and houses two 13-person lifts.

The specification includes:

- Two high speed, 13-person wall climbing lifts
- Fully integrated VRV air-conditioning system
- Metal encapsulated full raised access flooring
- Suspended ceilings with integral low energy recessed lighting
- Showers and toilet facilities on each floor
- 22 basement car parking spaces and bike parking.

ACCOMMODATION

The first floor is available to let and totals 8,203 sq.ft (762.08 sq.m).

In addition, there is 1 secure basement parking space available with the first-floor offices.

AVAILABILITY

The premises are available from 5th March 2021.

LEASE TERMS

The length of lease and quoting rental are by negotiation with further details available upon application.

RENTAL

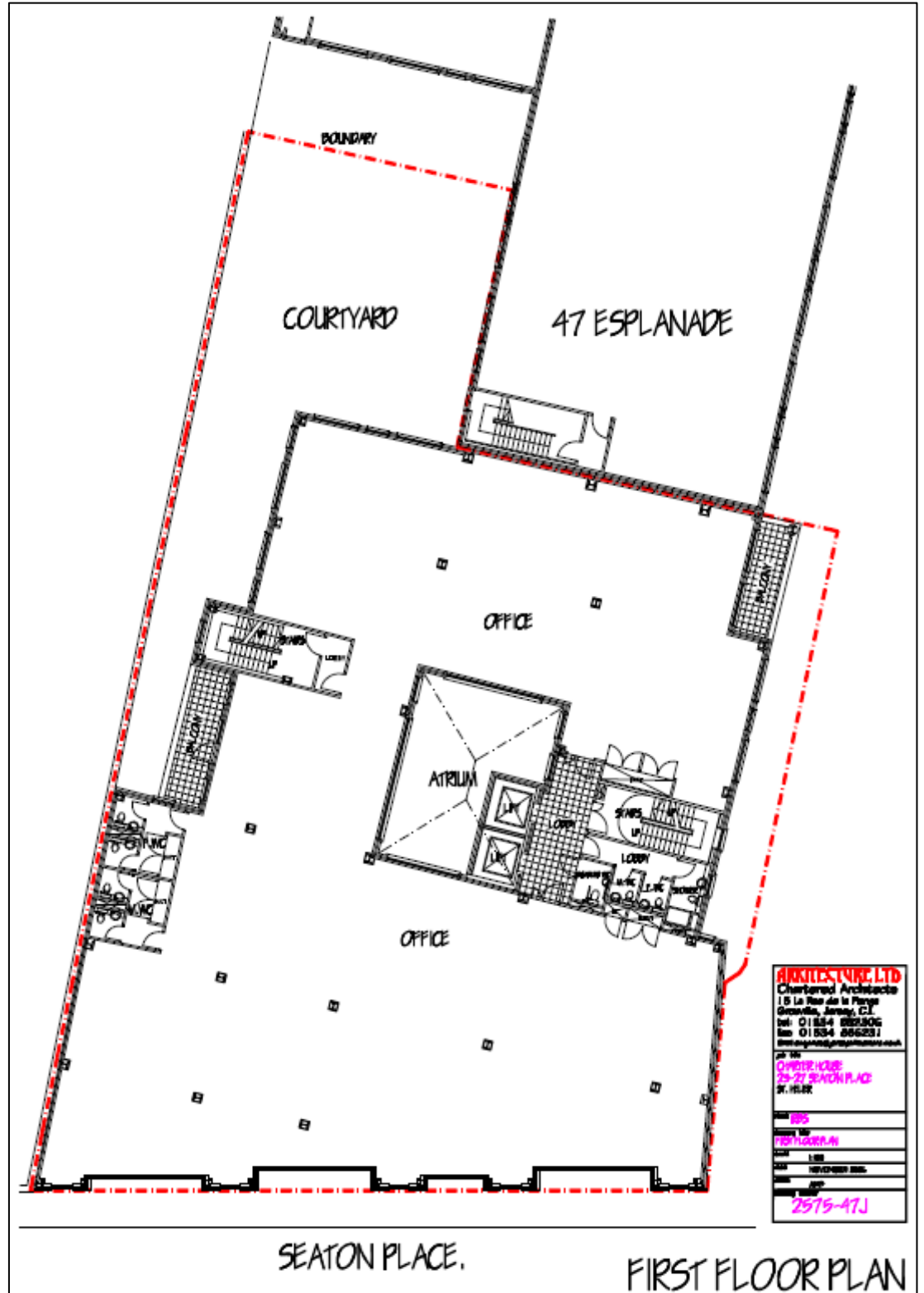
The premises are available at a rental of £28 psf.

LEGAL COSTS

Each party to bear their own legal costs and any other costs in the 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.

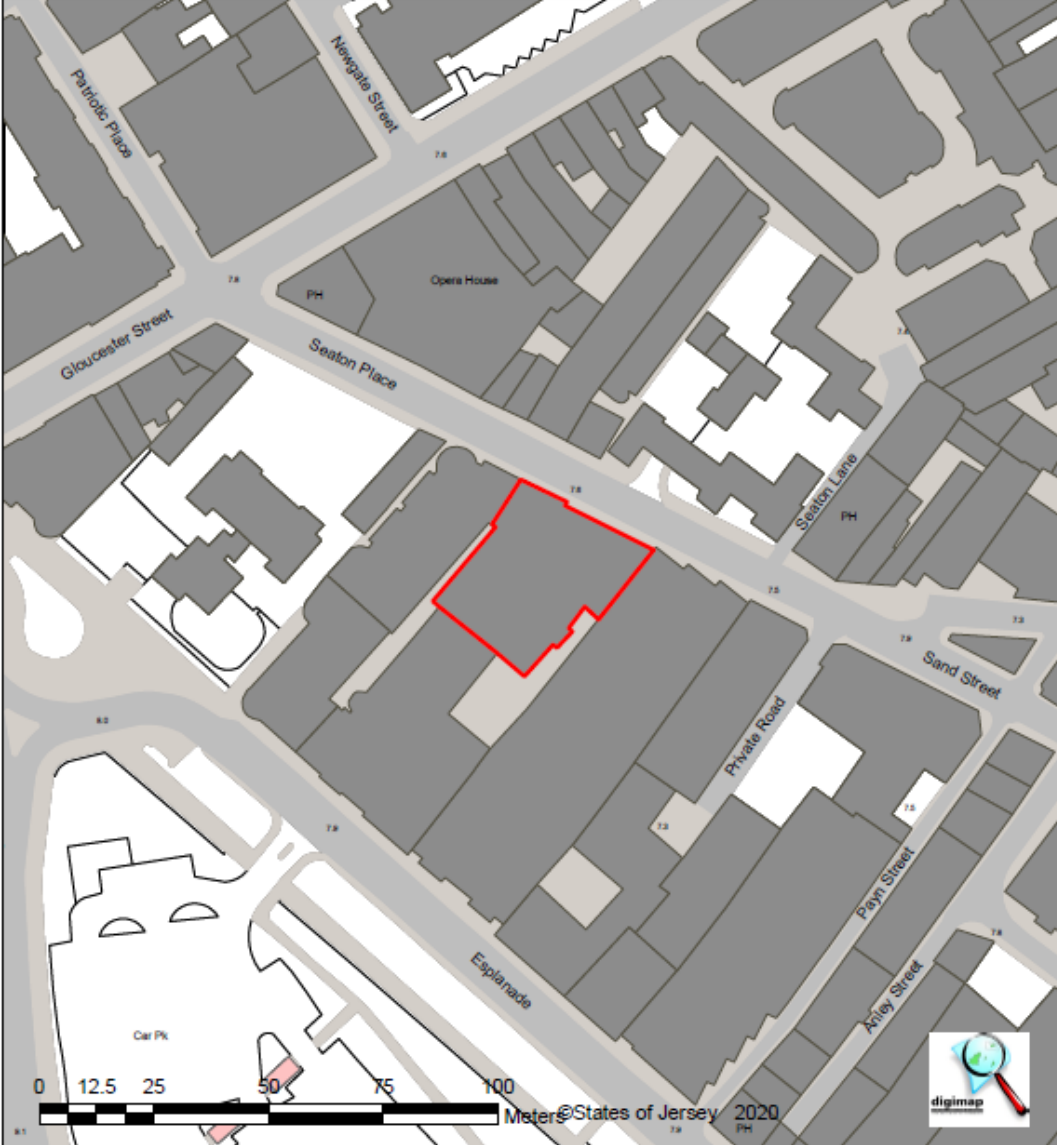
LOCATION MAP




Address Locator

Gey. tel. 01481 788321 Jcy. tel. 01534 769069 e-Mail info@digimap.gg / je





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Scale 1:1,250

Vingtaine : de Bas de la Ville
Type : Commercial
UPRN : 66401923

CHARTER PLACE
23-27 SEATON PLACE
ST. HELIER
JE2 3QL

NB. The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage.

VIEWING

Strictly by appointment with the 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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