

# 11-12 ESPLANADE, ST. HELIER, JERSEY

## PRIME OFFICE TO LET

- UNIQUE OPPORTUNITY TO LET PRIME OFFICE PREMISES IN THE HEART OF ST. HELIER
  - OPPORTUNITY TO LET THE WHOLE BUILDING OR FLOOR BY FLOOR
    - 21,120 sq ft or 5637 sq ft - 6235 sq ft
    - AVAILABLE FEBRUARY 2022



## DESCRIPTION

11-12 Esplanade, a 4 storey property offers a modern mid terraced office building with a large open plan layout.

The office building provides a high specification including :

- Excellent natural light, sourced through a large glass atrium in the centre of the building
- Suspended ceilings with LED lighting
- Raised access flooring throughout
- Kitchen, shower and toilet facilities on each floor
- Breakout areas located on each floor
- Series of glass partitioned meeting rooms on each floor
- All floors are serviced by 2 no. 8 persons lifts
- VRV air conditioning system
- Secure basement parking providing 18 spaces



## LOCATION

The Property is centrally located in a prominent position within the prime business district on the Esplanade. Local amenities are excellent with the Royal Yacht and Pomme d'Or hotels located in Liberation Square and the prime retail centre along King Street.

Nearby occupiers include SG Kleinwort Hambros, Appleby, Investec, EY, JFSC and Barclays to name a few.

## ACCOMODATION

The Property has been measured in accordance with the RICS code of measuring practice. The Property provides the following net internal areas:

Ground Floor: 5,637 sq.ft (523 sq.m)

First Floor: 6,201 sq.ft (576 sq.m)

Second Floor: 6,235 sq.ft (579 sq.m)

Third Floor: 6,047 sq.ft (561 sq.m)

## AVAILABILITY

The premises are available from February 2022

## LEASE TERMS

By negotiation

## RENTAL

On application

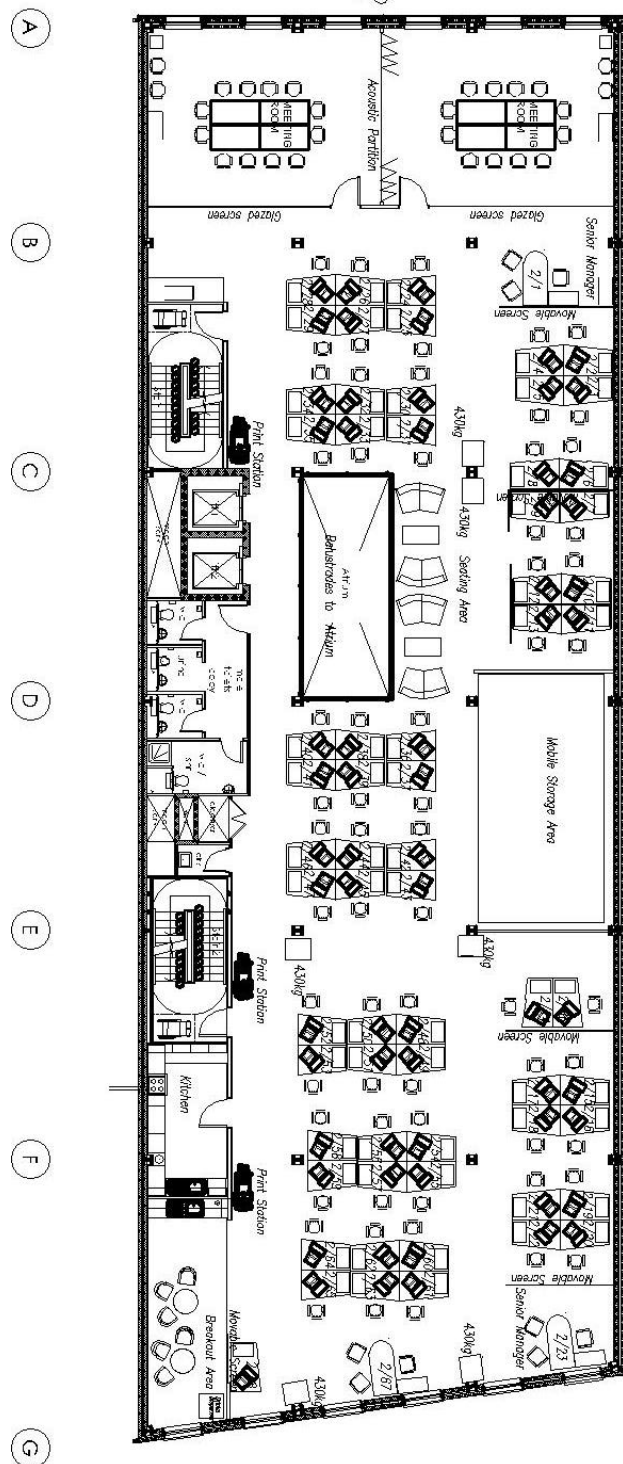
## LEGAL COSTS

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

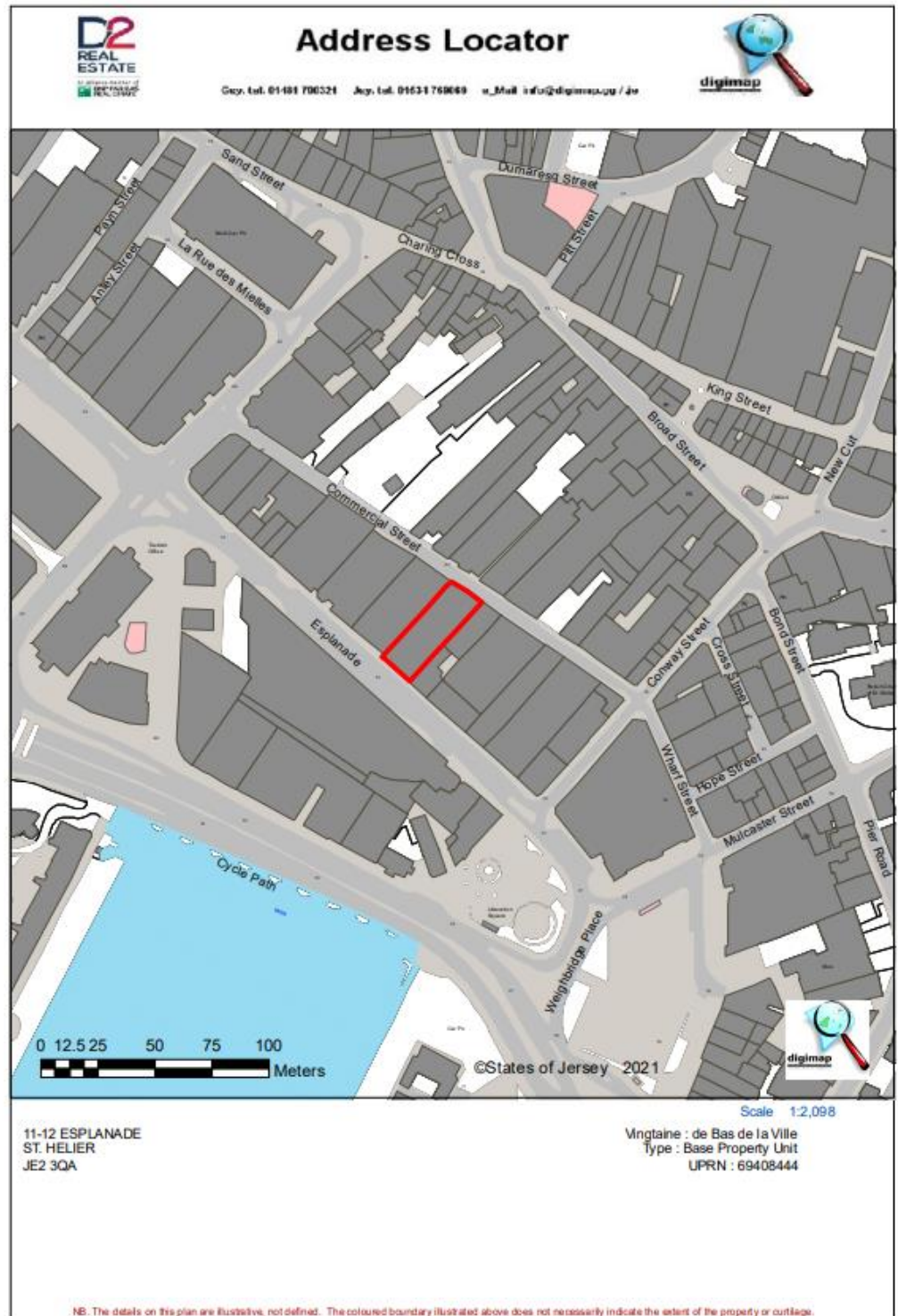


## FLOOR PLANS

### Second Floor:



## LOCATION MAP





# VIEWING

## NICK TROWER MRICS

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