

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

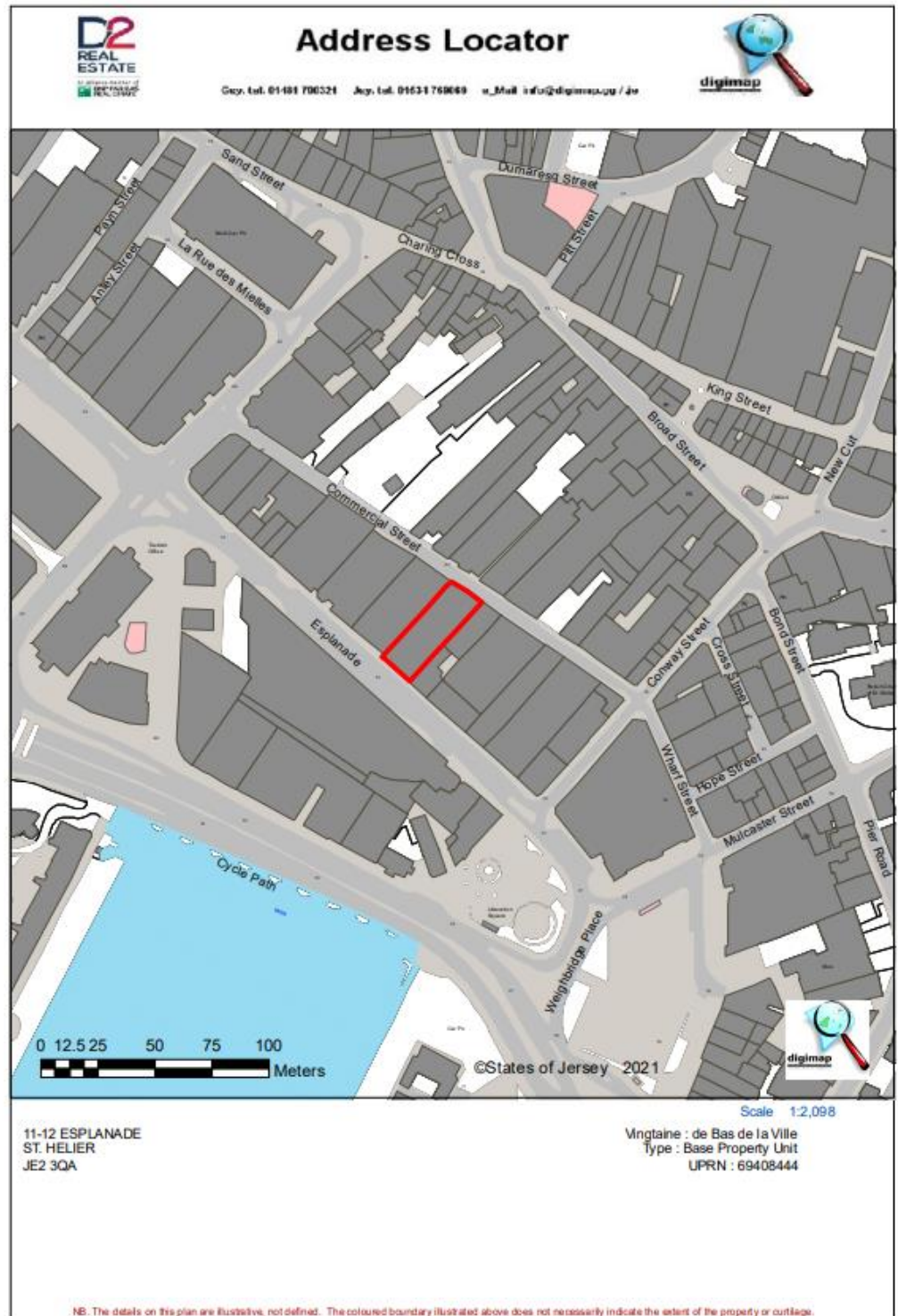
LEGAL COSTS

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

The floor plan illustrates the layout of the 2008 National Convention Center. Key areas include:

- Registration Area:** Located at the top, featuring a 'Senior Manager' section and a 'Mobile Storage Area'.
- Seating Area:** A large central area with numerous tables and chairs, labeled 'Seating Area'.
- Ballroom:** A large rectangular area in the center, labeled 'Ballroom'.
- Kitchen:** Located on the right side, labeled 'Kitchen'.
- Breakfast Area:** Located at the bottom right, labeled 'Breakfast Area'.
- Acoustic Partition:** A vertical partition on the left side, labeled 'Acoustic Partition'.
- Port Station:** Two stations are marked, one on the left and one on the right, labeled 'Port Station'.
- Mobile Screen:** Several mobile screens are indicated, labeled 'Mobile Screen'.

LOCATION MAP



VIEWING

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