

4TH FLOOR, LIBERATION HOUSE, ST. HELIER, JERSEY

PRIME OFFICE TO LET

- UNIQUE OPPORTUNITY TO RENT PRIME OFFICE PREMISE
 - 11,052 sq. ft
- OPPORTUNITY TO LET WHOLE FLOOR OR PART
 - PRIME POSITION

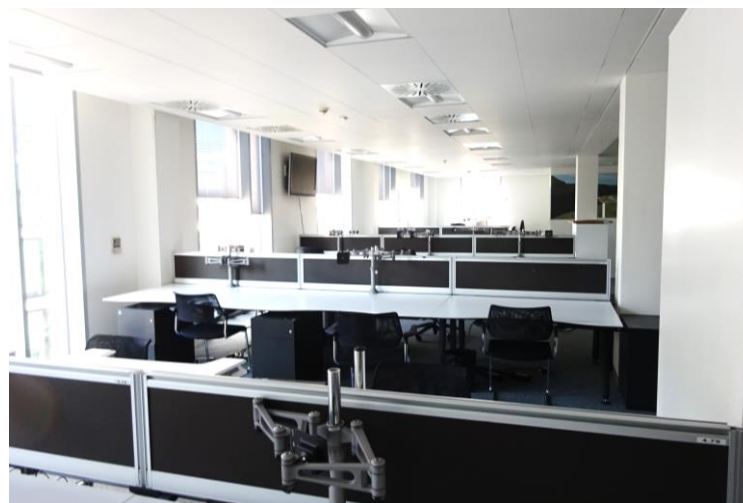
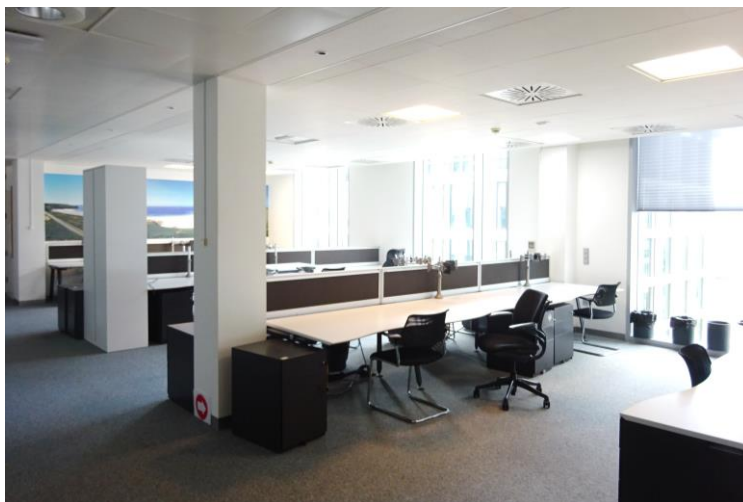


DESCRIPTION

Liberation House, a 6 storey property offers a modern impressive purpose built office building with a large open plan layout. The property is let to three principal tenants, namely Ernst & Young, RA Rossborough Insurance and CPA Holdings Limited.

The office building provides a high specification including :

- Excellent natural light
- Suspended ceilings
- Raised access flooring throughout
- Solar reflectant double glazing
- Treble lift access
- Male and female WC facilities
- Attractive open plan space
- Air conditioning system
- Secure basement parking



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 Ernst & Young LLP, Rossborough Insurance, Langham Hall Fund Management, CPA Global, Sancus Group Head Office, Sanne, UBS to name a few.

Retail occupiers include: IQ store (Apple), M&S Food Hall, Cargo Coffee Bar, Costa Coffee and Big Maggys Coffee & Bike Storage.

ACCOMODATION

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

Fourth Floor: 11,052 sq. ft

AVAILABILITY

The premises are available immediately until October 2023 when the headlease expires. Extensions to this date can be negotiated.

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.

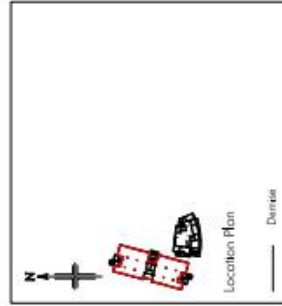
FLOOR PLANS

Fourth Floor:

LIBERATION HOUSE

Liberty Wharf, St Helier, Jersey

Fourth Floor Internal Area Plan



NOTES
This drawing illustrates the internal area of the 4th floor and is produced to the best of our knowledge and belief. It is not intended to be used for legal purposes.

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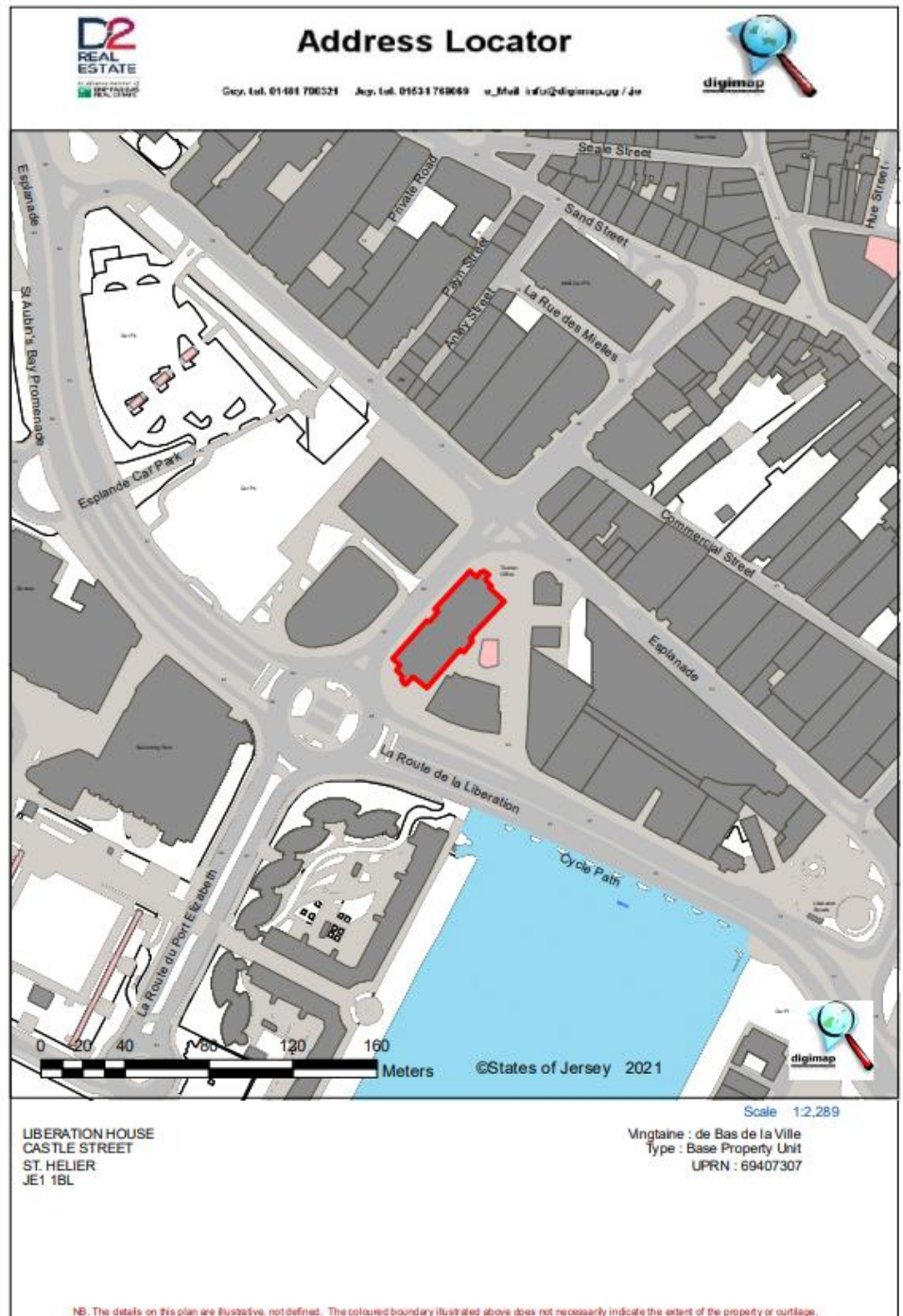
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CASTLE STREET



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LOCATION MAP



VIEWING

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