# 3<sup>rd</sup> Floor (Part), Gaspe House

PRIME OFFICE SUITE TO LET







# **ACCOMMODATION**

Floor	Sq Ft	Sq m
3 <sup>rd</sup> Floor (Part)	5,643	524.25

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

# PRIME OFFICE SUITE AVAILABLE

- Good quality office suite in one of Jersey's most iconic buildings.
- Situated on the Esplanade, Jersey's prime office location.
- BREEAM Excellent rated building.
- Fitted out ready for occupation, immediately available.



# **SPECIFICATION & AMENITES**



Shared ground floor reception with concierge



Open plan



**Prime Location** 



Fully accessible raised floors



Multiple 13-person passenger lifts



Shower facilities on each floor



Male, female and disabled WC facilities



VRF / Two pipe fan coil air conditioning system



Suspended ceilings with LG7 compliant lighting

# LOCATION

The Property is located in a prominent position on The Esplanade, Jersey's prime financial business district office location, with Patriotic Street and Kensington Place running either side of the property.

Occupiers in the building include Royal Bank of Canada, Deloitte and Collas Crill.

Nearby occupiers include HSBC, PwC, Carey Olsen, Intertrust, Citibank, Apex and JTC to name a few.



International Finance Centre's



3 minutes



Liberation bus station



6 minutes



King Street



8 minutes



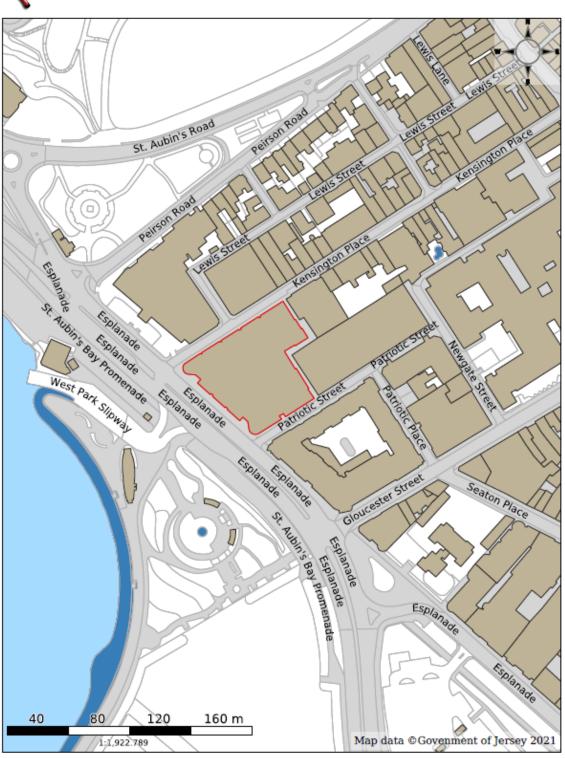
Weighbridge Place



10 minutes



#### Digimap Address Locator



# CONTACT



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## **LEGAL COSTS**

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

## **AVAILABILITY**

A new lease will be granted on terms subject to negotiation.

Quoting Rent for the office space and additional

is available upon application.

## FLOOR PLAN

Third Floor (Part)

These plans are for indicative purpose only.

