

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

PRIME OFFICE SUITE TO LET



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AXIS MASON





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# 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.



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## SPECIFICATION & AMENITIES



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





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# 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.

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# AVAILABILITY

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

Quoting Rent for the office space and additional is available upon application.

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# FLOOR PLAN

Third Floor (Part)

These plans are for indicative purpose only.

