

3RD FLOOR PART, GASPE HOUSE, ST. HELIER, JERSEY

PRIME OFFICE SUITE TO LET

- OFFICE SUITE IN ONE OF JERSEY'S MOST ICONIC BUILDINGS
- SITUATED ON THE ESPLANADE, JERSEY'S PRIME OFFICE LOCATION
 - BREEM EXCELLENT RATED BUILDING
 - 5,634 sq. ft approx.



DESCRIPTION

Gaspe House is a striking 6-storey purpose built multi-let office completed in 2016 to the highest of standards. The remainder of the property is let to Royal Bank of Canada, Deloitte, Collas Crill and IQ EQ.

The office building provides a very high specification including :

- Suspended ceilings with LG7 compliant lighting
- Fully accessible raised floors
- Multiple 13-person passenger lifts
- Male, female and disabled WC facilities
- Shower facilities on each floor
- Open plan
- VRF / Two pipe fan coil air conditioning system
- Shared ground floor reception with concierge.

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.

Nearby occupiers include Royal Bank of Canada, Deloitte, Collas Crill, HSBC, PWC, Carey Olsen, Intertrust, Citibank, Sanne and JTC to name a few.

ACCOMODATION

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

Part Third Floor: 5,634 sq. ft

AVAILABILITY

The premises will be available from October 2022.

LEASE TERMS

A new lease will be granted on terms subject to 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 PLAN

Part Third Floor



LOCATION MAP



Digimap Address Locator





VIEWING

Strictly by appointment with the Lessor's joint sole agents;

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