

WINDWARD HOUSE

ST HELIER | JERSEY

TO LET

Prime Grade A office accommodation

**D2 REAL
ESTATE**

SPECTACULAR GRADE A OFFICE SUITE AVAILABLE

- Rare top floor office accommodation.
- Situated in the heart of Jersey's prime financial business district.
- Stunning uninterrupted views across the Town Marina, St Helier Harbour & the Waterfront.
- Offers a mix of open plan and cellular office accommodation with an exclusive terrace area.
- Excellent natural light and generous clear floor to ceiling heights.
- Car parking spaces and cycle rack storage available to parties.



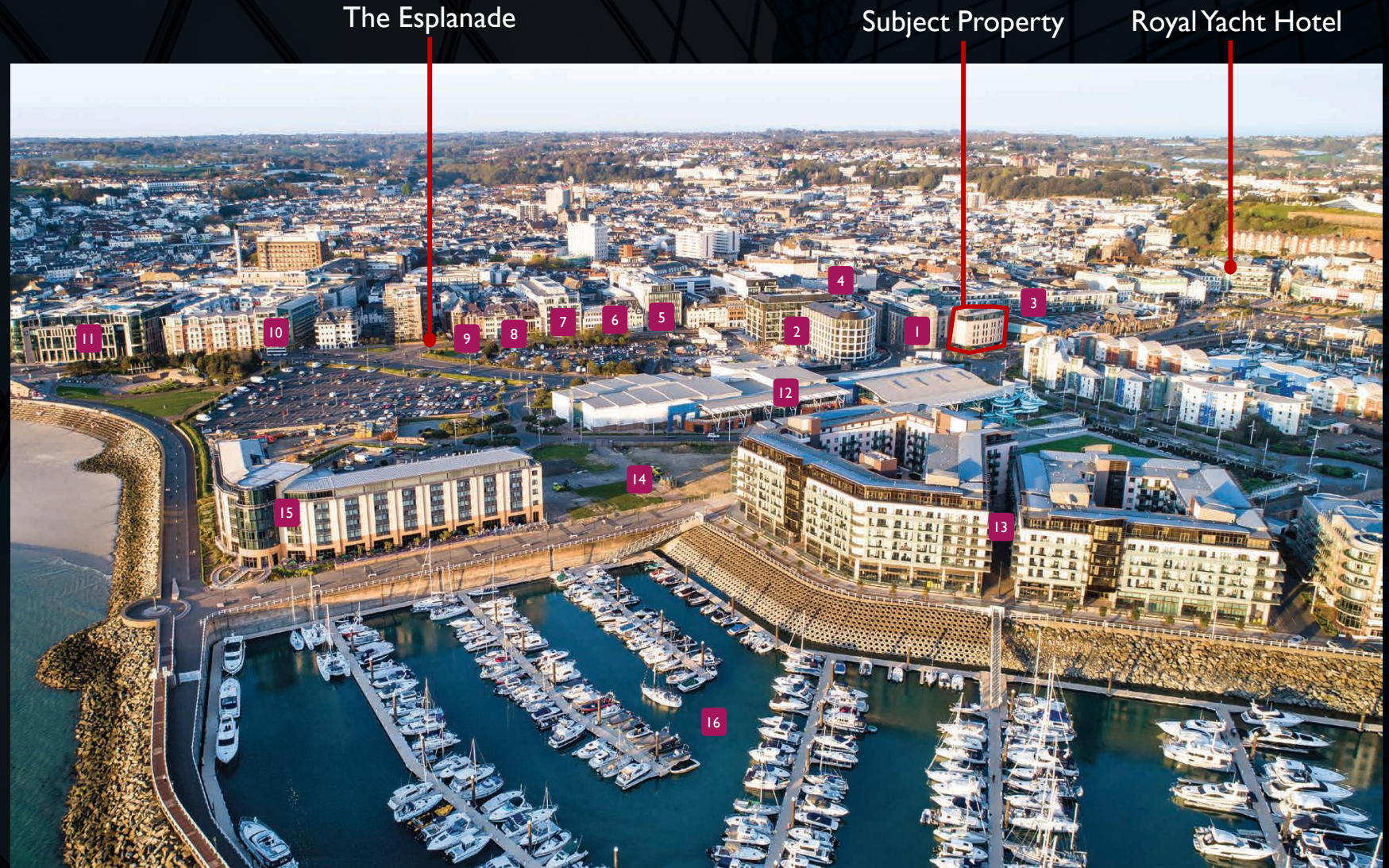
LOCATION

- Windward House is situated on Route de la Liberation in the primary office location of St Helier, just off the Esplanade, within Jersey's prime business district and adjacent to Jersey's International Financial Centre.
- Jersey's prime business district is home to a number of international financial and legal firms including BNP Paribas, KPMG, PwC, HSBC, Royal Bank of Canada, Ogier, Carey Olsen to name a few.
- The building's central location affords excellent access to the prime retail throughfare of King Street, providing a wide range of amenities.



LOCATION MAP

Building	Selected Occupiers
1 Liberation House	Ernest & Young
2 International Finance Centre, Jersey	BNP Paribas / UBS AG / ED Capital / Sanne Group
3 Liberation Station	Regus
4 25/26 Esplanade	Jersey Financial Services Commission
5 37 Esplanade	KMPG / PwC / Canacord
6 38 Esplanade	Citibank / Aztec
7 44 Esplanade	Ogier / Intertrust
8 47 Esplanade	Carey Olsen
9 Sir Walter Raleigh House	Maples Group
10 HSBC Building	HSBC
11 Gaspé House	Royal Bank of Canada / Deloitte
12 Liberty Wharf Shopping Centre	Fitness First / Cineworld / Pizza Hut
13 Castle Quay	ITV / Morrisons / Coopers & Co Coffee
14 Horizon Commercial & Residential	<i>(under construction)</i>
15 Radisson Blu Hotel	
16 Elizabeth Marina	



DESCRIPTION & SPECIFICATION

Windward House was constructed in 2007 and comprises a modern, 5 storey office building with floor plates ranging from 4,217 sq ft – 5,076 sq ft. The office accommodation was completed to a CAT A specification and benefits from the following:

Raised access flooring

LG3 compliant lighting

Suspended ceilings

Comfort cooling / heating system

3.4m floor to ceiling system heights

Kitchen, WC & shower facilities

Single entrance lobby area

Two passenger lifts

The office comprises the existing Lessee's fit out which is finished to a good condition and is arranged with a shared reception area, one large office, three private offices, two meeting room facilities and a shared open plan office area.

Occupiers within the building include Acorn Finance, Cofra Jersey and Quilter Cheviot Investment Management.



View over St Helier Marina

AVAILABILITY

Floor	Sq Ft	Sq m	Status
Fourth	4,694	441.04	Available
Total	4,694	441.04	-

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

LEASE TERM

Lease terms and quoting rent available upon application.

The tenant will also be liable for Service Charge, Rates and other associated occupational costs.

GREEN LEASE STANDARDS

Any new lease agreed will be subject to Green Lease Standards as part of joint Landlord and Tenant environmental initiatives to align the building performance with portfolios' ESG targets.

LEGAL COSTS

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

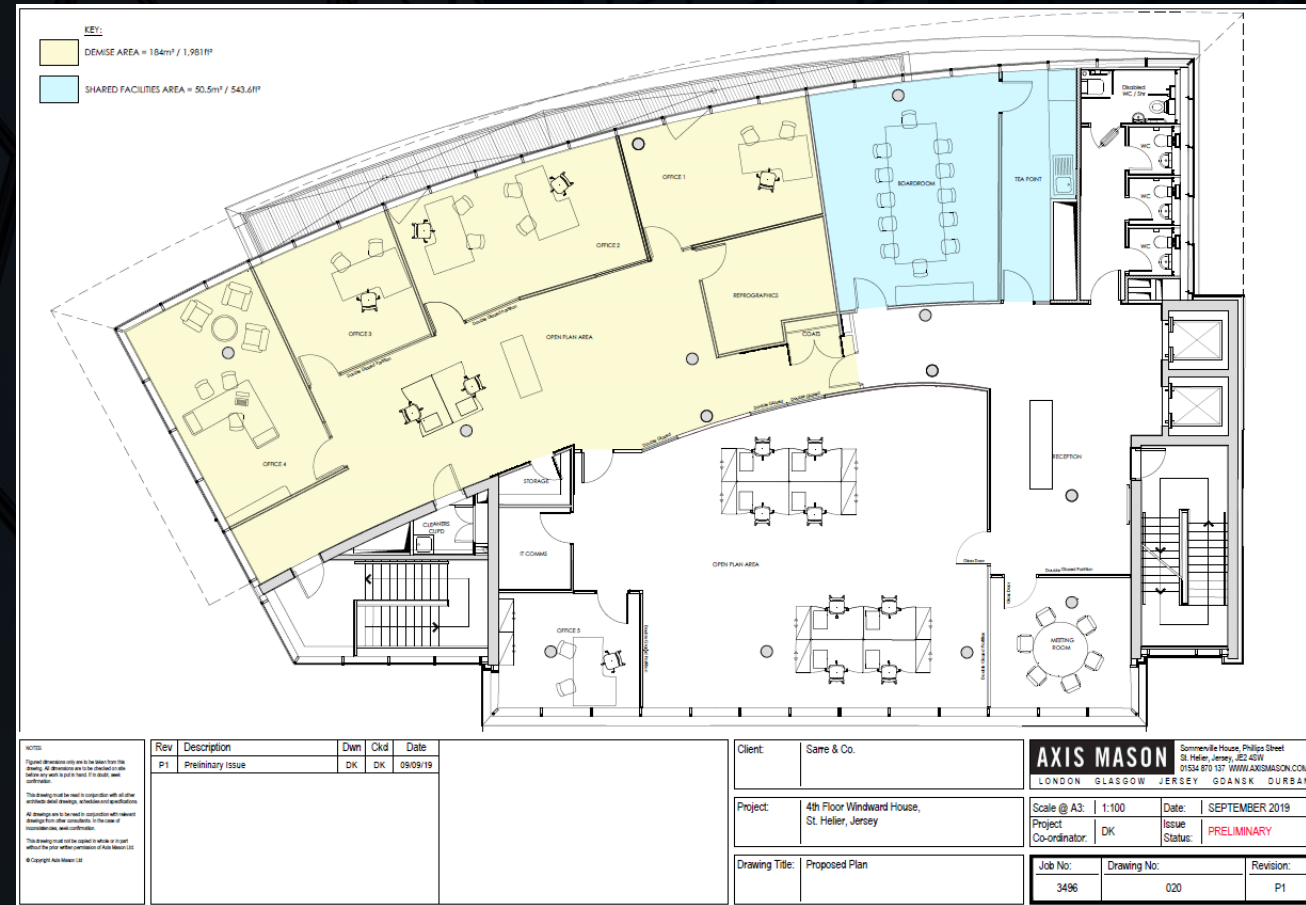
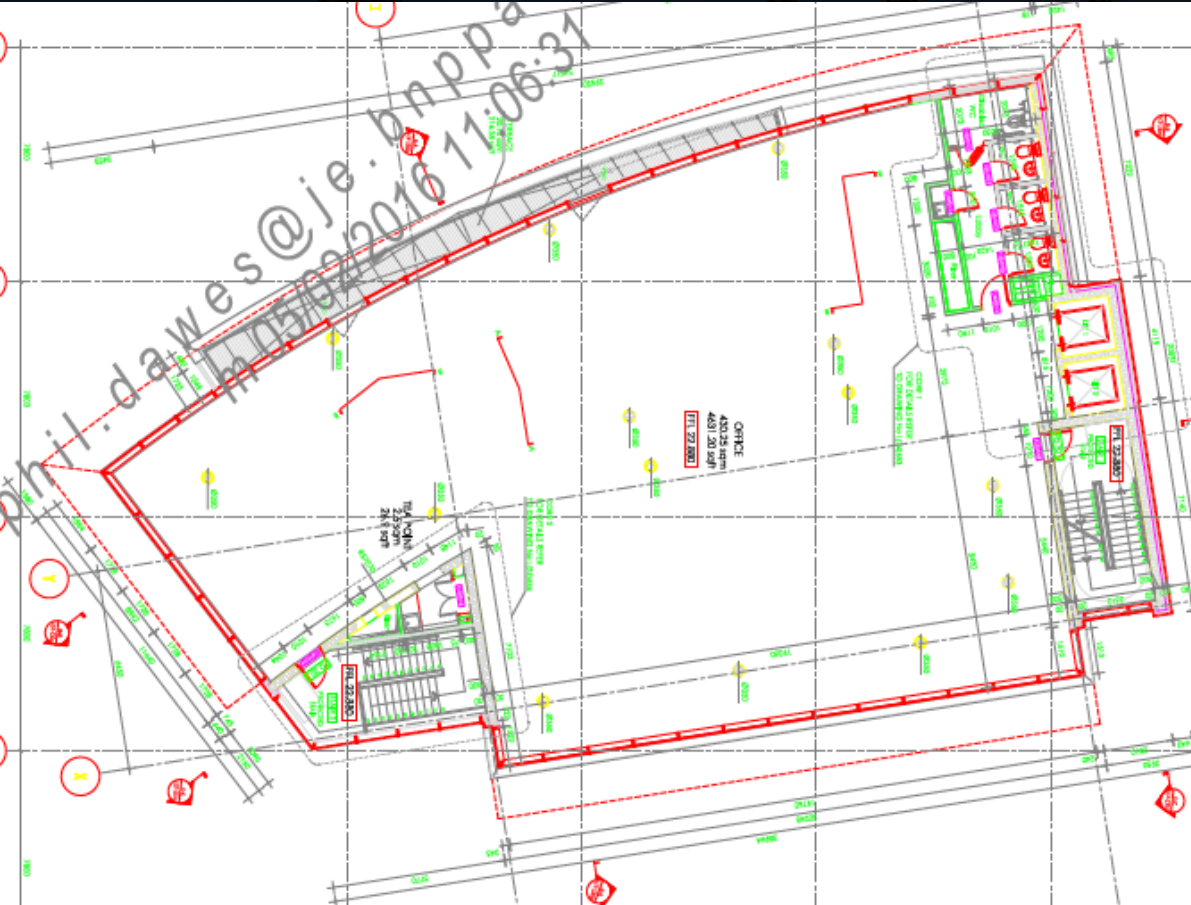


Reception Area



Internal Open Plan Offices

FLOOR PLAN & EXISTING LAYOUT PLAN





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VIEWING

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