

15 CASTLE STREET

ST HELIER | JERSEY

TO LET

Prime Grade A office accommodation

**D2 REAL
ESTATE**

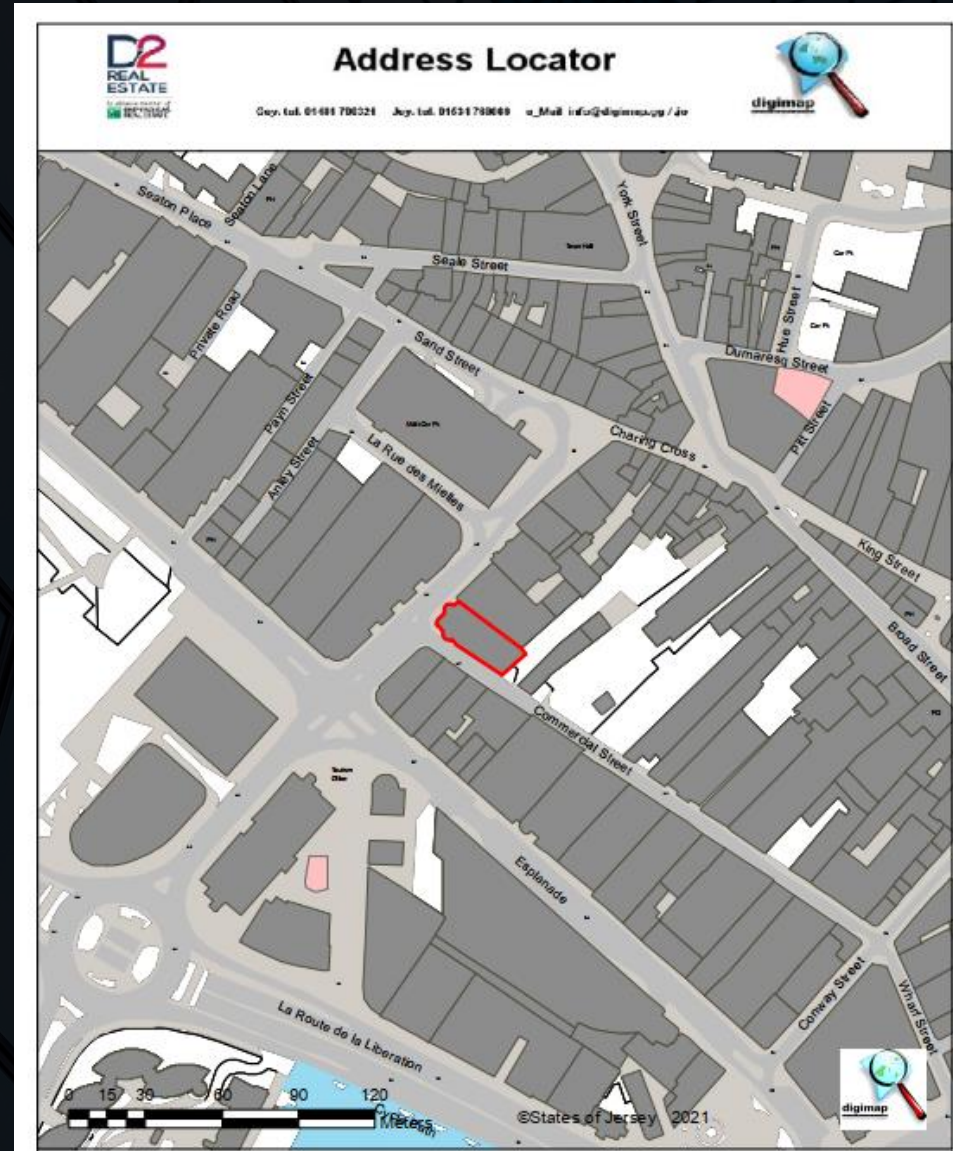
PRIME GRADE A OFFICE FLOORS AVAILABLE

- Strategically positioned office building situated in the heart of Jersey's prime business district.
- Recently refurbished to the Bank's full hybrid workplace fit out specification offering a mix of open plan and cellular office accommodation.
- Full floor to ceiling windows providing excellent natural light.
- Up to 6 car parking spaces and cycle rack storage available to parties.
- Available as a whole or in part.



LOCATION

- The Property is strategically located, occupying a prominent position on Castle Street, just off the Esplanade, within Jersey's prime business district.
- 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. Jersey Financial Services Commission are situated directly opposite the Property.
- The building's central location affords excellent access to the prime retail thoroughfare of King Street, providing a wide range of amenities.



LOCATION MAP

	Building	Selected Occupiers
1	Liberation House	Ernest & Young
2	Windward House	Quilter Cheviot / Sancus
3	International Finance Centre (IFC) 1	BNP Paribas / UBS AG / ED Capital
4	International Finance Centre (IFC) 5	Sanne Group / CVC Capital
5	Liberation Station	Regus
6	Liberty Wharf Shopping Centre	M&S, Matalan, Quayside Seafood Restaurant
7	13-14 Esplanade	Appleby Global
8	18 Esplanade	SG Hambros
9	25-26 Esplanade	Jersey Financial Services Commission / Apex Group
10	28 Esplanade	JTC
11	37 Esplanade	KMPG / PwC / Canaccord
12	38 / 40 Esplanade	Citibank / Aztec / UBP
13	44 Esplanade	Ogier / Intertrust
14	47 Esplanade	Carey Olsen
15	HSBC Building	HSBC
16	Gaspe House	Royal Bank of Canada / Deloitte



The Esplanade

15 Castle Street
(Subject Property)

DESCRIPTION & SPECIFICATION

The Property was constructed in 1998 and is of traditional masonry construction with a stone façade built under mixture of pitched and assumed felt type flat roof. The majority of the southwest elevation benefits from full floor to ceiling height glazing. the office accommodation is arranged over ground to the 5th floor.

The Property has been finished to the following specification:

Full raised access flooring

Suspended ceilings with LED lighting

VRF / VRV Fan Coil A/C system

Kitchen, WC & mothers room facilities (ability to create shower facilities)

Single entrance lobby area with separate staff entrance

Two passenger lifts

The office comprises the existing Lessee's fit out which is finished to a good quality specification arranged in an open plan layout with subdivided meeting rooms / private offices and kitchen facilities.

The third floor has recently been refurbished to the Bank's new hybrid workplace fit out specification.

The building is currently solely occupied by Standard Chartered Bank.

AREAS

Floor	Sq Ft	Sq m	Status
Third	4,667	433.58	Available
Fourth	4,491	417.23	Available
Total	9,158	850.81	-

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

AVAILABILITY

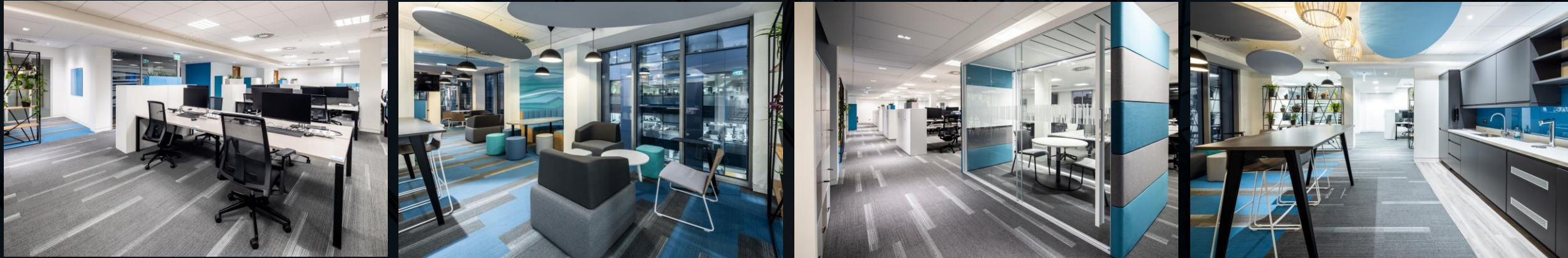
The property is available by way of a sub-letting of the existing lease or new lease, terms to be agreed.

Lease terms and quoting rent available upon application.

LEGAL COSTS

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

INTERNAL PHOTOS – 3RD FLOOR

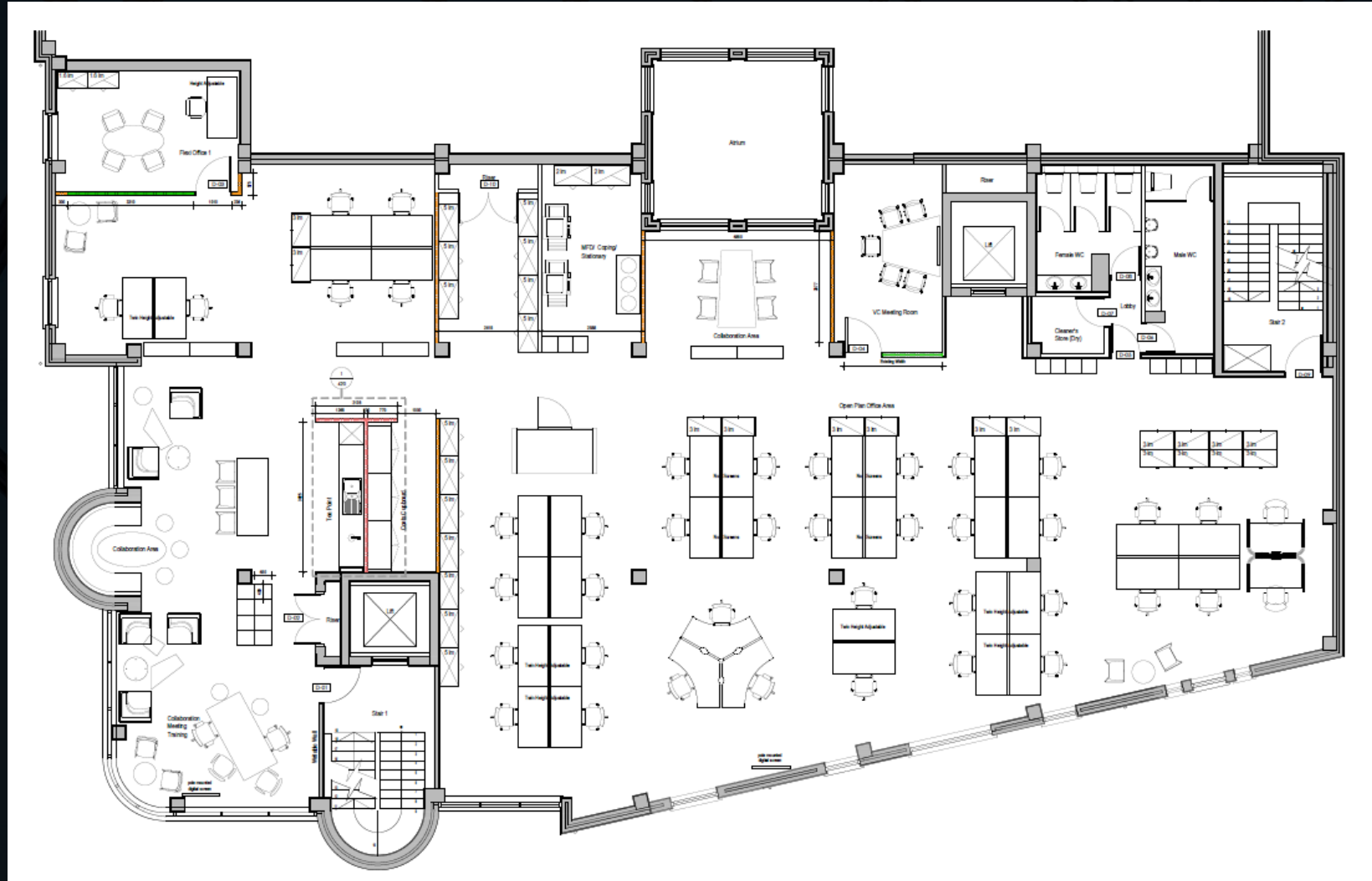


INTERNAL PHOTOS – 4TH FLOOR



FLOOR PLAN

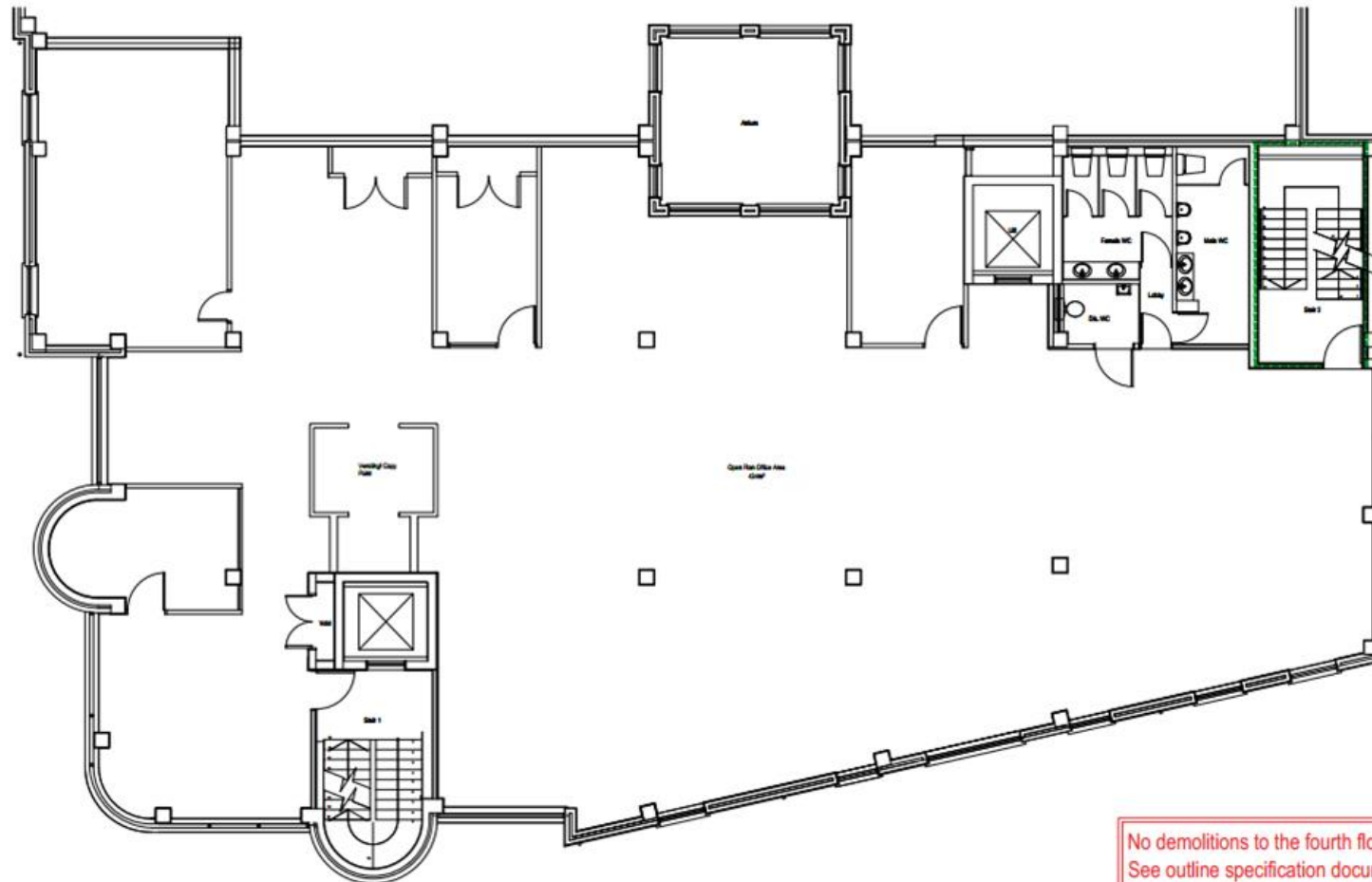
3RD FLOOR



Plan not to scale, for identification purposes only

FLOOR PLAN

4TH FLOOR



No demolitions to the fourth floor.
See outline specification document
for information on extent of works.



+44 (0) 1534 629001

VIEWING

Evan Whitson MRICS

Senior Surveyor
evan.whitson@d2re.co.uk
07797 724043



Chris Daniels MRICS

Director
chris.daniels@d2re.co.uk
07700 700251



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.