

FOURTH FLOOR, 15 CASTLE STREET

Available To Let

*Prime office floor in the
heart of
Jersey's Business District*



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GRADE A OFFICE FLOOR AVAILABLE

- Strategically positioned office building situated in the heart of Jersey's prime business district.
- A flexible open plan layout with a subdivided boardroom and meeting rooms.
- Occupiers in the building including Standard Chartered Bank & KPMG.
- Full floor to ceiling windows providing good natural light throughout.
- Up to 3 car parking spaces and cycle rack storage available to parties.
- Immediately available.

ACCOMMODATION

| Floor | Sq Ft | Sq m | Status |
|--------|-------|--------|-----------|
| Fourth | 4,491 | 417.23 | Available |

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

SPECIFICATION & AMENITIES



Single entrance lobby area with separate staff entrance



WC & mothers room facilities



Good natural light throughout



8-person capacity passenger lifts



Full raised access flooring system



VRF / VRV Fan Coil A/C system



Suspended ceilings with LED Lighting









Basement bicycle & car parking facilities

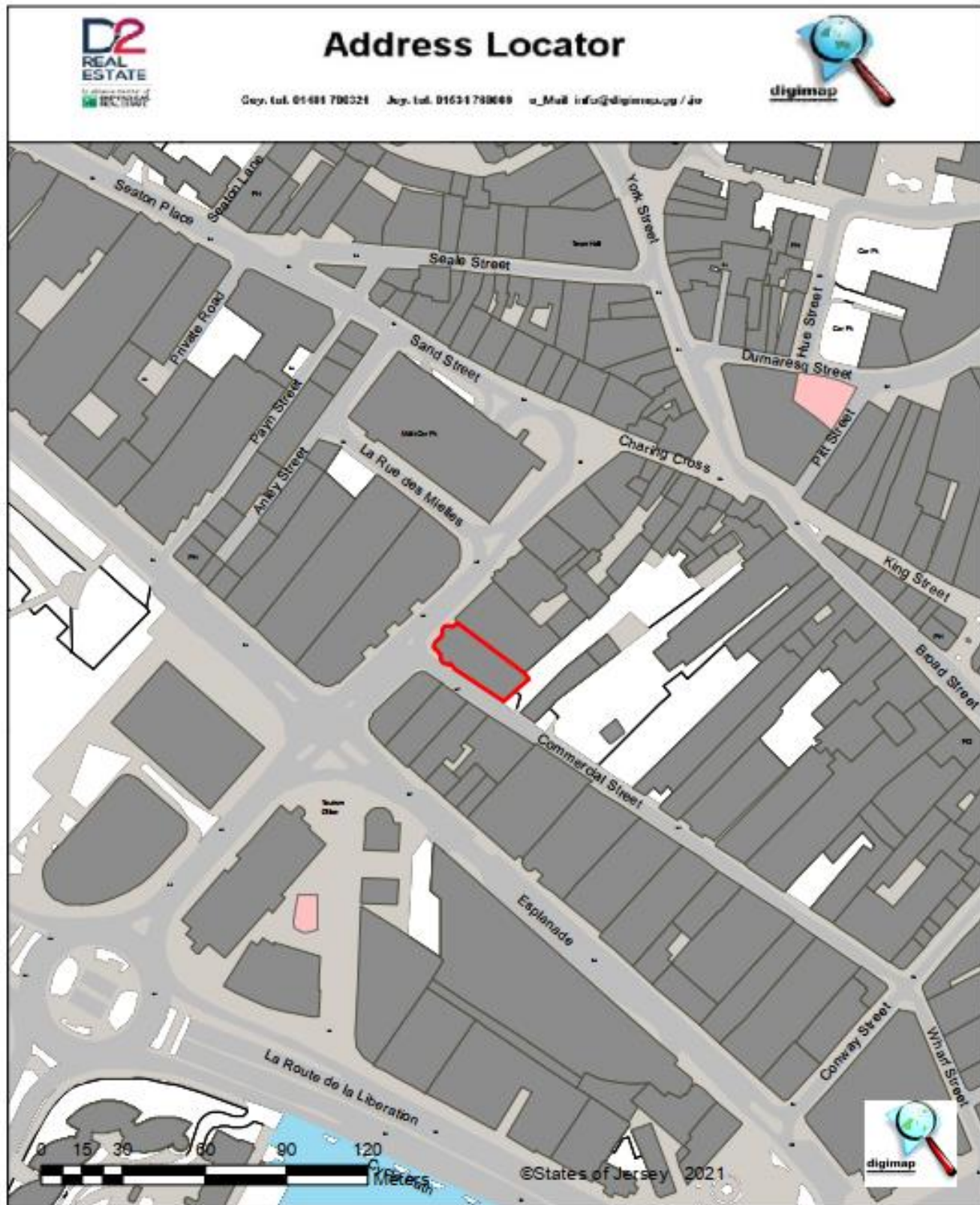
LOCATION

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 numerous 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 central location affords excellent access to the prime retail throughfare of King Street, providing a wide range of amenities including food & beverage and leisure facilities.

-  Liberation Bus Station  3 minutes
-  King Street  2 minutes
-  Weighbridge Place  6 minutes





LOCATION MAP

| | Building | Selected Occupiers |
|----|--------------------------------------|--|
| 1 | Liberation House | Ernest & Young / Investec |
| 2 | Windward House | Quilter Cheviot / Sancus |
| 3 | International Finance Centre (IFC) 1 | BNP Paribas / UBS AG / ED Capital |
| 4 | International Finance Centre (IFC) 5 | Apex Group / CVC Capital |
| 5 | Liberation Station | Regus |
| 6 | Liberty Wharf Shopping Centre | M&S, Quayside Seafood Restaurant |
| 7 | 13-14 Esplanade | Appleby Global |
| 8 | 18 Esplanade | SG Hambros |
| 9 | 25-26 Esplanade | Jersey Financial Services Commission / Rathbones |
| 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 | Gaspé House | Royal Bank of Canada / Deloitte |

15 Castle Street
(Subject Property)

Source: D2 Research, 2020.
 For identification purposes only

CONTACT



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AVAILABILITY

The property is available by way of a sub-letting of the existing lease (expiring November 2030), terms to be agreed.

Quoting Rent: £26.00 per sq ft / £116,766 per annum

LEGAL COSTS

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

FURTHER INFORMATION

Further information on the property including an existing floor plan is available upon request.