

IFC 6

ST HELIER | JERSEY | JE2 3BY

TO LET

Ground Floor Food & Beverage Opportunity

**D2 REAL
ESTATE**

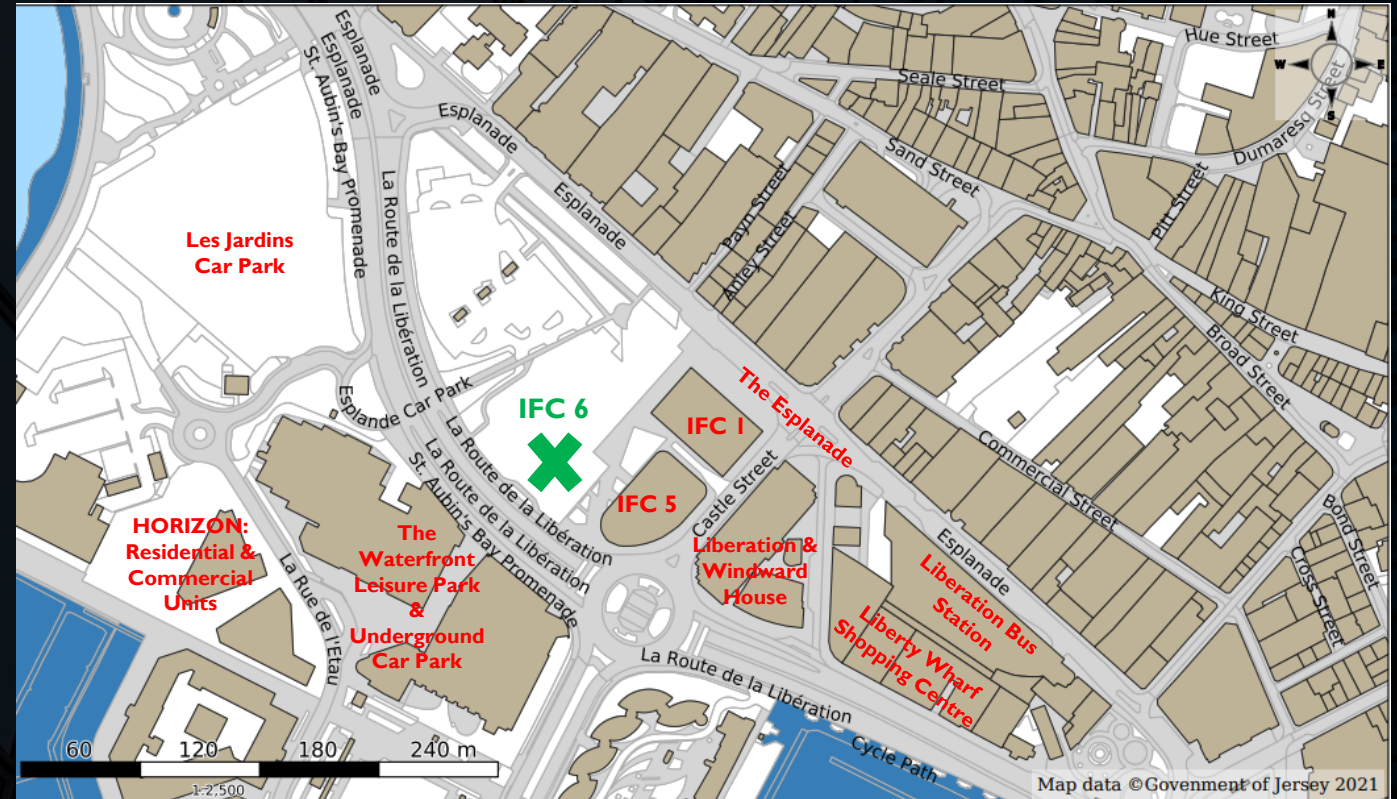
JERSEY'S IFC PREMIUM F&B OPPORTUNITY

- Ground floor F&B opportunity situated within Jersey's iconic International Financial Centre.
- IFC 6 is the third and latest building in the Jersey International Finance Centre development, set to complete in Q4 2023.
- Located within the heart of Jersey's Central Business District, the area houses thousands of business professionals within the immediate vicinity.
- The ground floor F&B opportunity occupies a premium pitch facing onto Trenton Square and IFC 5 with an extensive alfresco dining area.



LOCATION

- IFC 6 is located in the heart of Jersey's Central Business District and Waterfront area.
- Jersey's Central Business District is home to a number of international financial and legal firms. Occupiers in Jersey's International Financial Centre include BNP Paribas, Sanne Group, UBS, TMF group, CVC Capital to name a few.
- The building's central location and access off the Esplanade affords proximity to many of the Island major employers and excellent access to the prime retail throughfare of King Street.
- The only other F&B outlets situated within Jersey's International Financial Centre development are Cooper's Café and Big Maggys Coffee & Bike Shop.



DESCRIPTION & SPECIFICATION

The Jersey International Finance Centre is Jersey's prestigious development situated in the heart of Jersey's Central Business District. Upon completion, the Jersey IFC is set to comprise four standalone office buildings, IFC 1, 2, 5 & 6, totalling 295,000 sq ft of super prime office accommodation, with private and public car and bicycle parking facilities, and high quality civic open space including a public park and square.

IFC 6 is the third and latest building in the Jersey International Finance Centre development. Set to complete in Q4 2023, the building will provide 62,795 sq ft of premium Grade A office accommodation, which has been 100% pre-let with a majority to Aztec Group.

The building will achieve a BREEAM 'Excellent' Environmental Rating and has recently obtained a WiredScore 'Gold' certification for global digital connectivity, the first throughout the Channel Islands.

The ground floor F&B unit will be located on the ground floor north-eastern elevation of the building facing onto Trenton Square and IFC 5. It will be finished to a shell & core specification, ready for fit out and occupation by an incoming tenant. The unit will benefit from an exclusively demised al fresco dining area and have the following incoming services: electricity, gas, water and drainage.

AREAS

Floor	Sq Ft	Sq m	Status
Ground	4,230	393.00	Available

This approximate gross internal area (GIA) is subject to change upon final measurement on completion.

AVAILABILITY

The property is by way of a new lease, for a minimum term of 9 years.

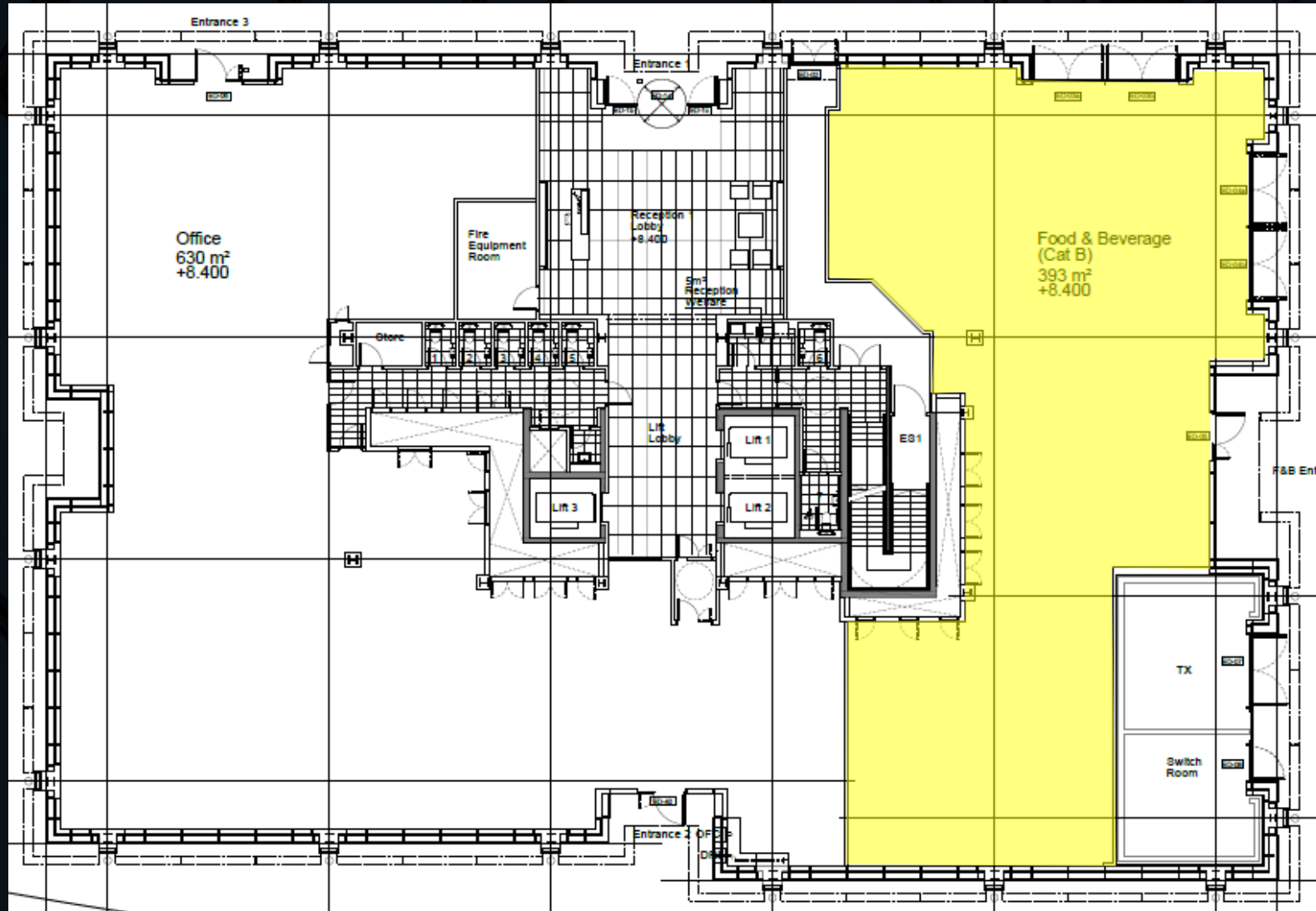
Asking rental upon application.

All figures quoted are exclusive of all other occupational outgoings including Service Charge, Occupier and Forcier Rates and any other associated occupational costs and exclusive of GST if applicable.

LEGAL COSTS

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

FLOOR PLAN



Proposed
Demised
Premises

FUTURE DEVELOPMENT PLAN





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VIEWING OR FURTHER INFORMATION

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