

29-31
Esplanade &
Mielles House,
St Helier

CENTRALLY LOCATED
OFFICES TO LET



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DESCRIPTION

The Property is of concrete frame construction and is built over ground with three upper floors under a pitched slate roof.

Alongside the proposed demised office areas, the common areas of the Property will benefit from full refurbishment.

Mielles House

The first floor comprises of an open plan office area with a boardroom, three office/meeting rooms, and a kitchenette. Furniture is also available, subject to further negotiation.

The second floor comprises of open plan office accommodation with a reception, a boardroom, a manger room, and a kitchenette.

The third floor is set to undergo refurbishment works, however provides an open-plan office area with a board room and an office/meeting room.

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The second floor comprises of open plan office accommodation with a reception, a boardroom, a manger room, and a kitchen.

ACCOMMODATION

Mielles House

Floor	Sq Ft	Sq M
First	2,136	198.43
Second	2,136	198.43
Third	1,970	183.01
Total	6,242	579.87

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Second	3,077	285.86
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These net internal areas (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

SPECIFICATION & AMENITIES



Suspended ceilings with new LED Lighting



Prime Location close to King Street & Esplanade



Four Passenger Lift



Newly decorated entry



Male & Female WC's on each floor



New A/C System

LOCATION

The Property is situated off the Esplanade, Jersey's Prime Business District, and in close proximity to the International Finance Centre office development.

The rear of the Property is situated off La Rue des Mielles, directly behind the Sand Street public car park. It is under 200m from the primary retail thoroughfare of King Street and Queen Street.

Occupiers within the Property include Enhance Group, Systematica Investments and Nedbank Private Wealth.

Others within the vicinity include JTC, Standard Chartered Bank, Jersey Development Company, and Jersey Financial Services Commission.



International Finance Centre



1 minute



Bus Station



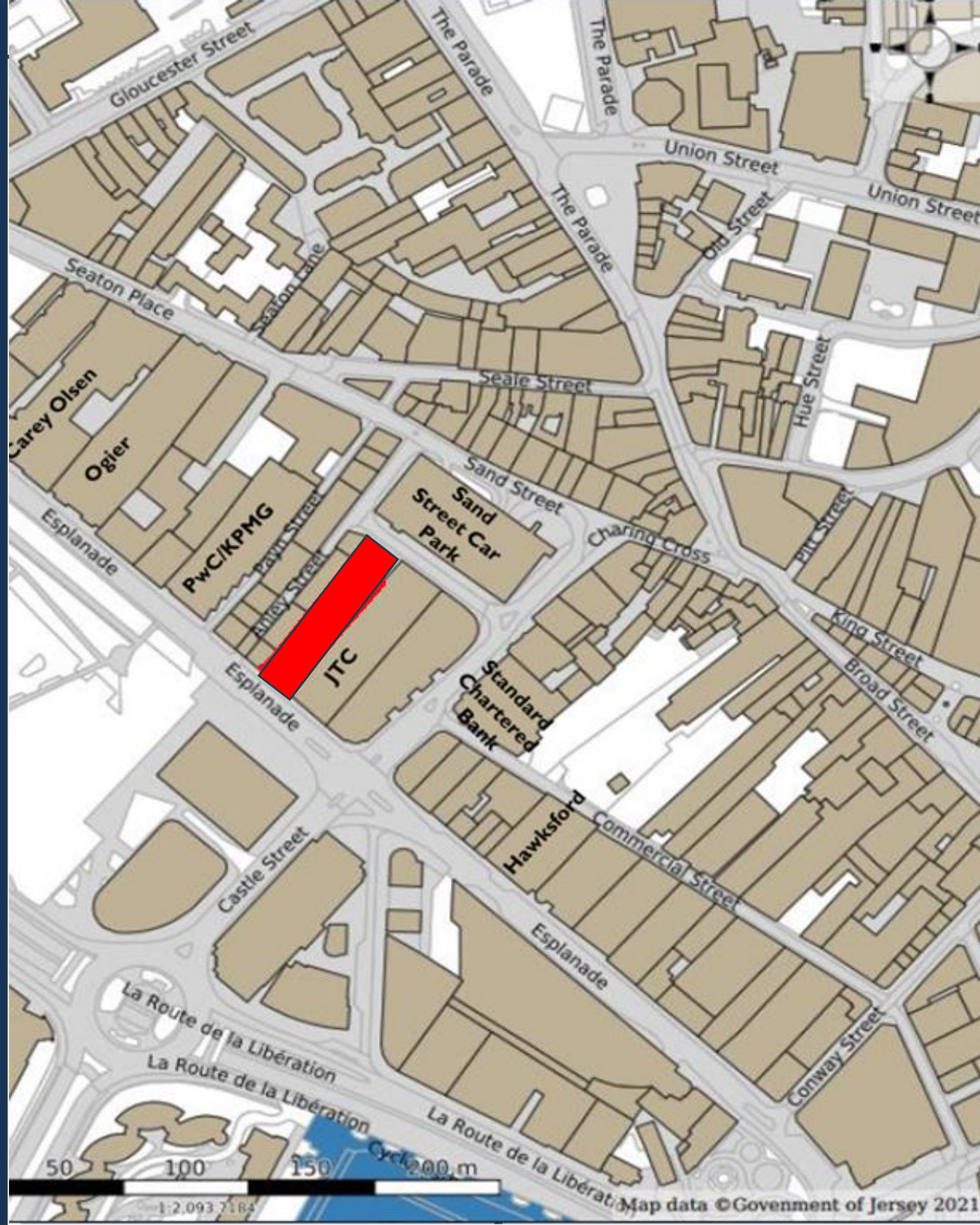
2 minutes



King Street



3 minutes





AVAILABILITY

The Property available by way of new flexible lease terms.

Mielles House

First Floor:	Available
Second Floor:	January 2024
Third Floor:	Available

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Second Floor:	Available
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PRICING

Mielles House

First Floor: £53,400 per annum
Second Floor: £53,400 per annum
Third Floor: £49,250 per annum

The **all-inclusive** rental package includes rent, service charges, and the building insurance premium. The tenant will be responsible for all other occupational outgoings including Occupier and Foncier Rates and any other utilities costs. All figures are quoted exclusive of GST (where applicable).

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Second Floor: £83,950 per annum

Currently available by a way of sublease, until 15th October 2024. Future lease terms to be agreed.

Service charge is estimated to be £4.10 per sq ft.

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November 2023

LEGAL COSTS

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

FURTHER INFORMATION

Please contact D2 Real Estate for further information on the property including the floor plans and other associated information.

CONTACT DETAILS



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