

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICES 11-12 ESPLANADE ST HELIER JERSEY



**5,054 SQ.FT., 11,363 SQ.FT.
UP TO 24,475 SQ.FT.**

**WITH AMPLE PARKING
TO LET**



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



11-12 ESPLANADE ST HELIER

LOCATION

The property is prominently situated in St Helier's prime office location within the heart of the Central Business District.

More specifically, the premises are conveniently located on the Northern side of the Esplanade, midway between the junctions with Castle Street and Conway Street.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of a purpose-built office building which is in the process of being comprehensively refurbished to provide a modern-day full Cat A specification:

- Open floor plans
- Suspended ceilings
- Integral LED lighting
- Comfort cooling/heating
- Fully accessible raised floors
- Central natural lightwell
- Dual lift access to all floors
- Modern tea point, WC, shower and locker facilities
- Secure basement vehicle and bicycle parking

ACCOMMODATION

The approximate Net Internal Areas of the premises are as follows:

Ground Floor Reception	570 sq.ft.
Ground Floor	5,054 sq.ft.
First Floor	6,309 sq.ft.
Second Floor	6,384 sq.ft.
Third Floor	<u>6,158</u> sq.ft.
TOTAL	24,475 sq.ft.

Basement car parking is available along with bicycle parking areas.

11-12 ESPLANADE ST HELIER

TENURE

The premises are available as a whole or on a floor by floor basis on new fully repairing and insuring style leases for a duration of 15 years, subject to 3 yearly Open Market rent reviews.

TEST TO FIT

The owners are happy to undertake a bespoke test to fit exercise for an interested tenant to show the capabilities of the building for occupational purposes.

AVAILABILITY

The premises are available by way of pre-let, with occupation being on completion of the Owner's comprehensive refurbishment of the entire building, estimated to be late Spring 2025.

RENTAL

On application.

LEGAL COSTS

Each party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

11-12 ESPLANADE ST HELIER

VIEWING

By contacting the Owner's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

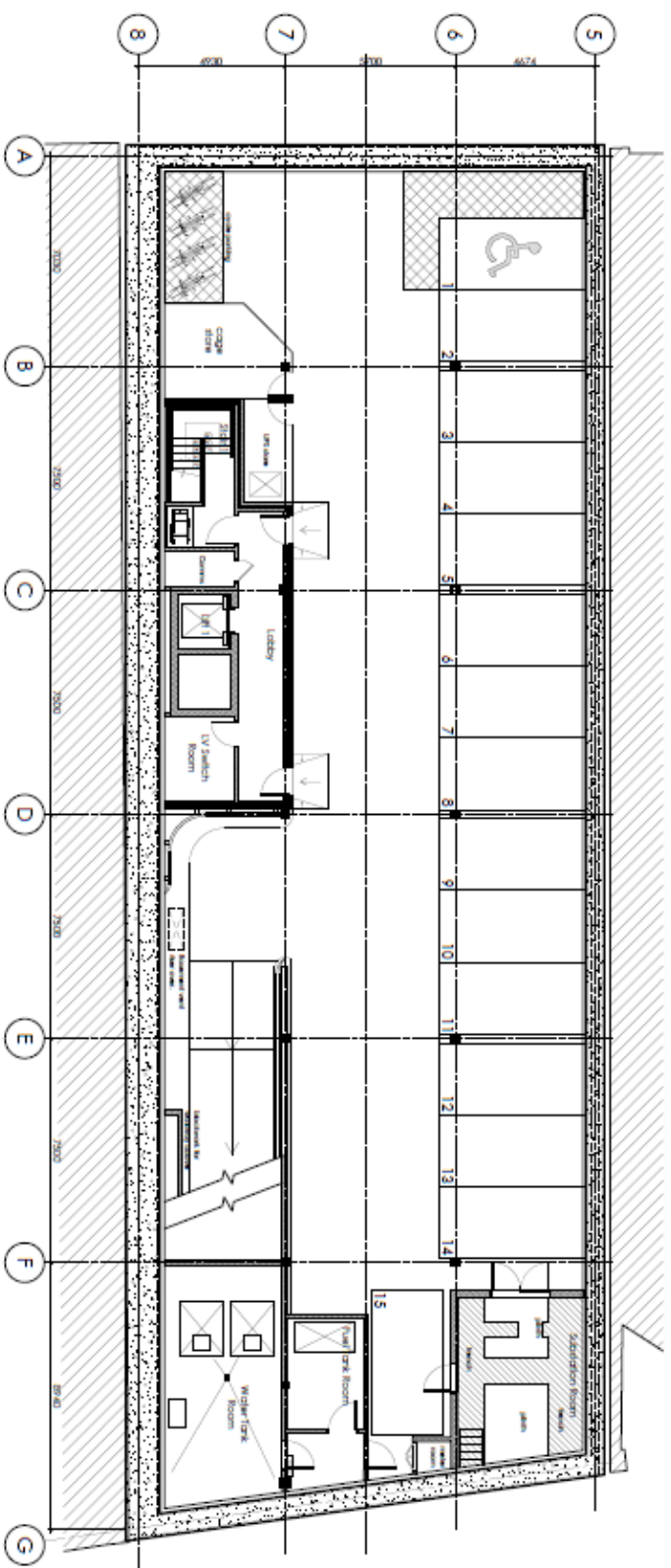
**Sarre & Company
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JE2 3QR**

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E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



NOTES
 1. All dimensions are to be taken from the drawing. All dimensions are to be taken to the center of walls and to the center of lines unless otherwise stated.
 2. The drawing is for the construction and all other details shall be in accordance with the specifications.
 3. All dimensions are to be taken to the center of walls and to the center of lines unless otherwise stated.
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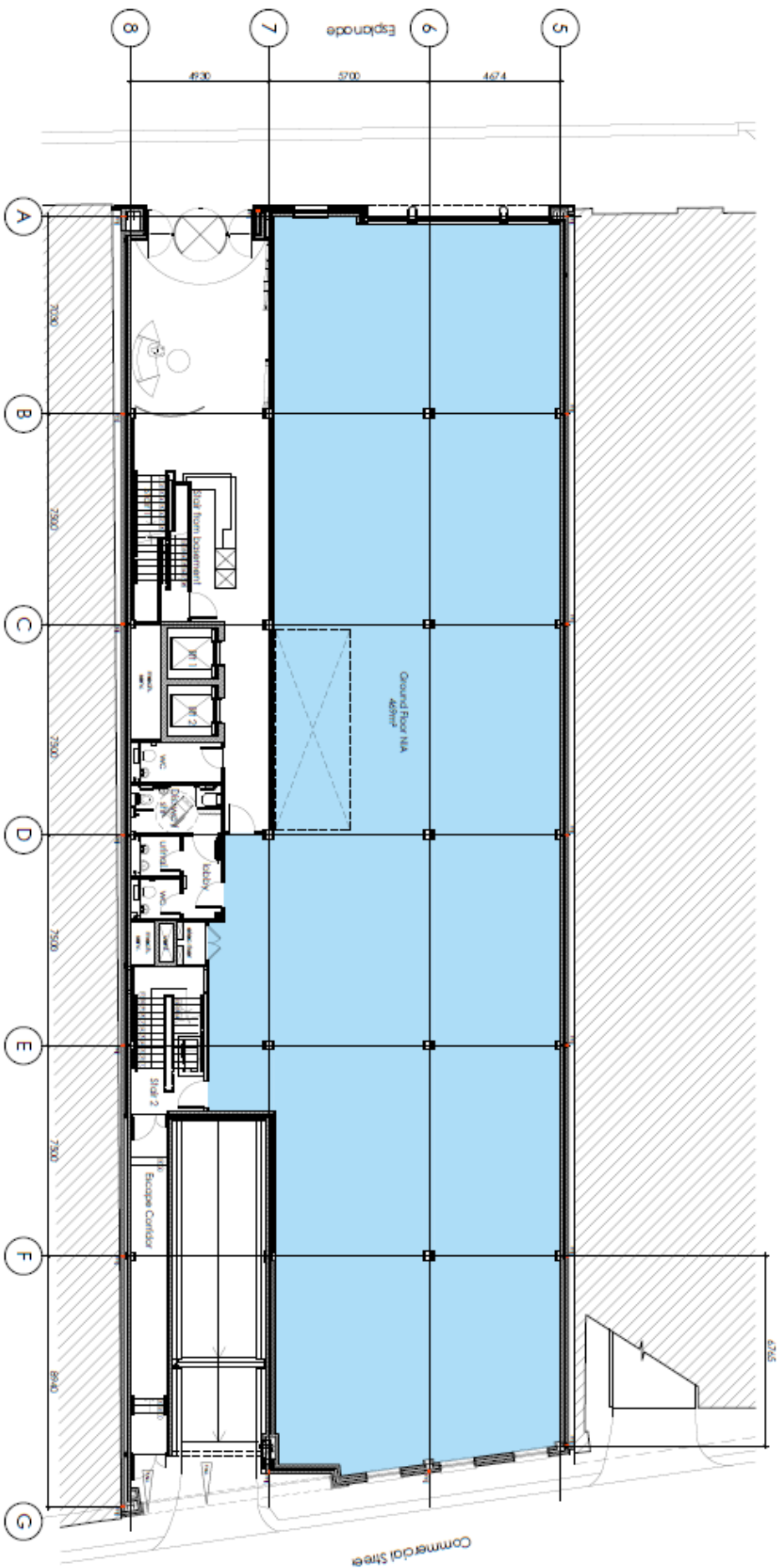
Rev	Description	Dwn	Chd	Date
P1	Marketing Plan	BC	MC	07/09/2024

Client:	Dandara Jersey Limited
Project:	11-12 Esplanade St Helier Jersey
Drawing Title:	Basement Floor Marketing Plan

Scale @ A3:	1:100	Date:	MARCH 2024
Project:	11-12 Esplanade St Helier Jersey	Issue:	PRELIMINARY
Co-ordinator:	MC	Status:	PRELIMINARY

Job No:	4813	Drawing No:	049	Revision:	P1
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 01534 870 137 WWW.AXISMASON.COM
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NOTES
 1. This drawing is to be used for the purpose of the design of the building and is not to be used for any other purpose.
 2. The client is responsible for the accuracy of the information provided to the architect.
 3. The architect is not responsible for the accuracy of the information provided to the client.
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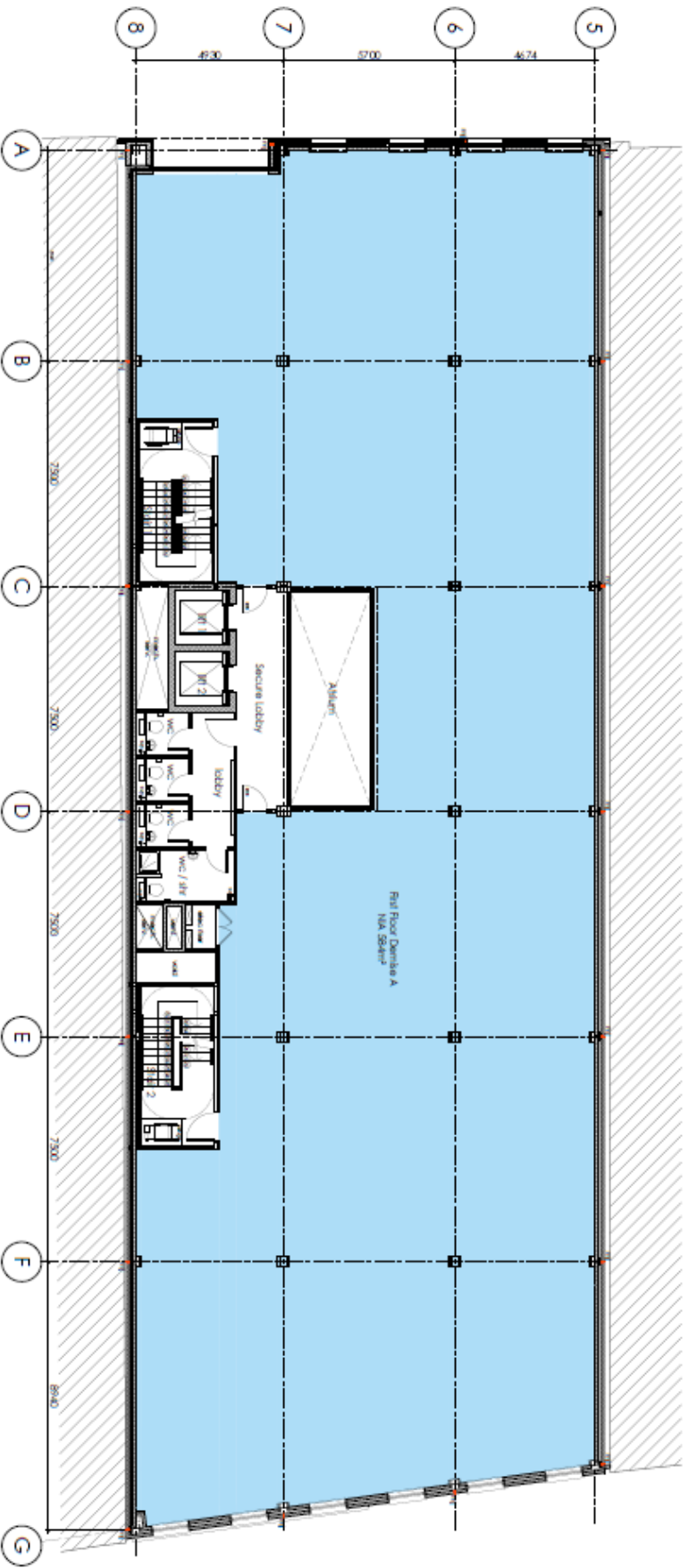
Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	BC	MC	07/03/2024

Client: **Danbara Jersey Limited**
 Project: **11-12 Esplanode**
 Architect: **St. Heller Jersey**

AXIS MASON Sommeville House, Pripps Street
 St. Heller, Jersey, JE2 4SW
 01534 870137 WWW.AXISMASON.COM
 LONDON GLASGOW JERSEY DUBLIN
 Scale @ A3: **NTS** Date: **MARCH 2024**
 Project Co-ordinator: **MC** Issue Status: **PRELIMINARY**

Drawing Title: **Ground Floor Marketing Plan**

Job No: **4813** Drawing No: **050** Revision: **P1**



NOTES
 1. The drawings are to be read in conjunction with the contract documents.
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Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	BC	MC	07/03/2024

Client: **Danlora Jersey Limited**

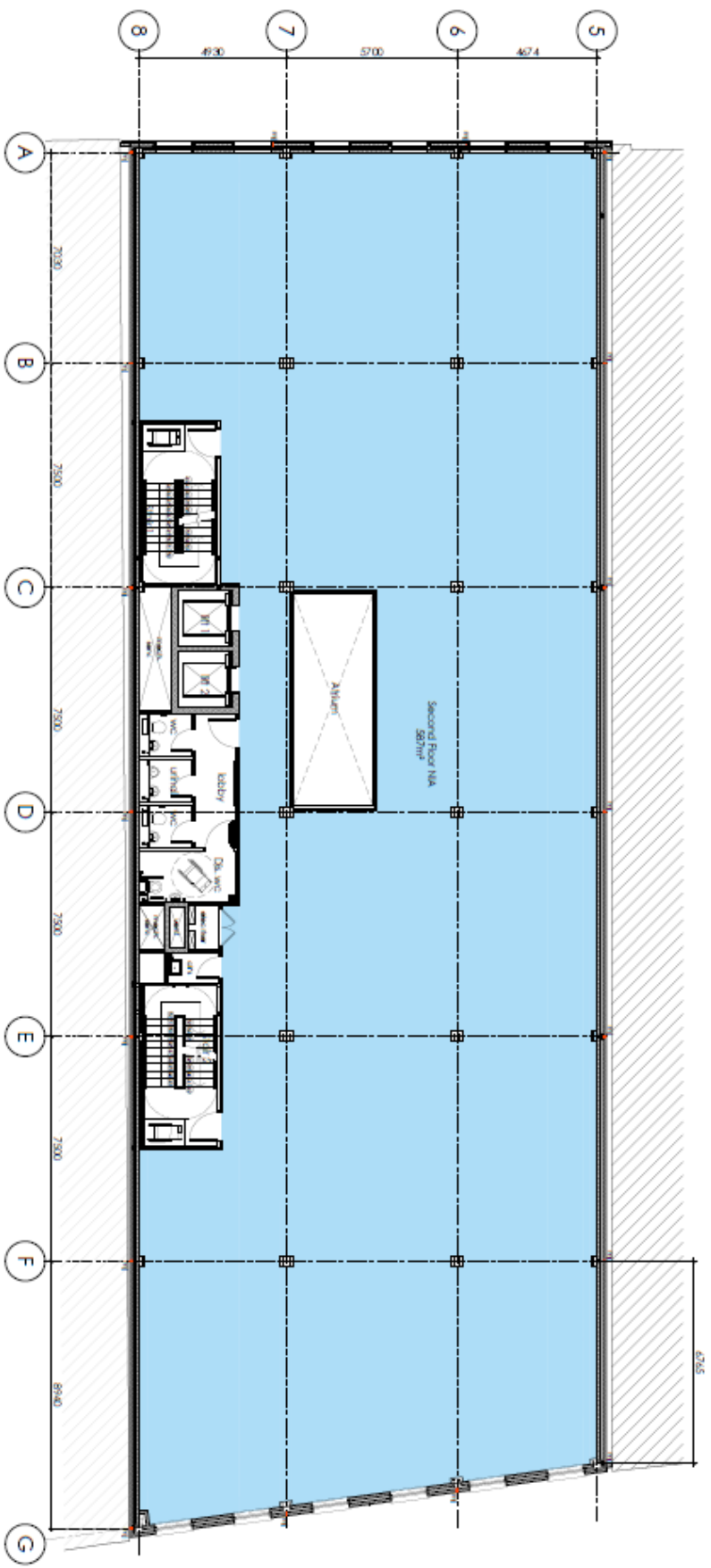
Project: **11-12 Esplanade
 St. Helier
 Jersey**

Drawing Title: **First Floor Marketing Plan**

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Scale @ A3: **NTS** Date: **MARCH 2024**
 Project: **MC** Issue: **PRELIMINARY**
 Co-ordinator: **MC** Status: **PRELIMINARY**

Job No:	Drawing No:	Revision:
4813	051	P2



W2023
 Approved drawings may only be used where they are
 clearly identified as such on the drawings. It is
 the responsibility of the user to ensure that the
 drawings are used in accordance with the
 conditions of use.

Rev	Description	Drawn	Checked	Date
P1	Marketing Plan	GC	MC	07/09/2024

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Client: **Danfoss Jersey Limited**

Project: **11-12 Esplanade
 St Helier
 Jersey**

Scale @ A3: NTS

Date: **MARCH 2024**

Project Co-ordinator: **MC**

Issue: **PRELIMINARY**

Job No: **4813**

Drawing No: **052**

Revision: **P1**

Scale @ A3: NTS

Issue: **PRELIMINARY**

Job No: **4813**

Drawing Title: **Second Floor Marketing Plan**

Scale @ A3: NTS

Issue: **PRELIMINARY**

Job No: **4813**

Job No: **4813**

Scale @ A3: NTS

Issue: **PRELIMINARY**

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Issue: **PRELIMINARY**

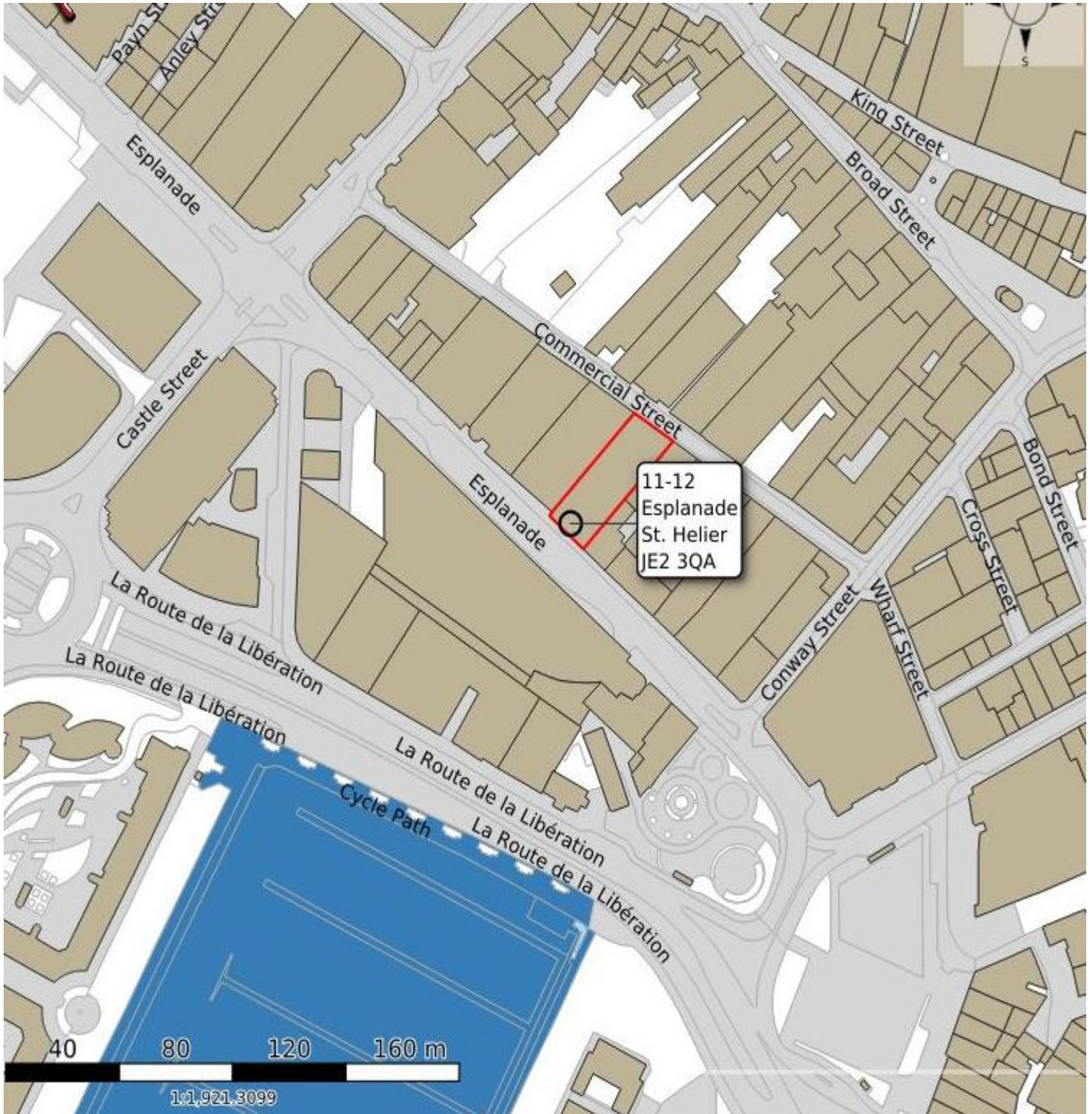
Job No: **4813**

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