

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME OFFICE SUITE INTERNATIONAL FINANCE CENTRE ESPLANADE ST HELIER



PART 4th FLOOR

**3,358 SQ.FT.
TO LET**



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



IFC1 ESPLANADE ST HELIER

LOCATION

Positioned at the heart of Jersey's premier business district, IFC1 at the International Finance Centre offers Grade A office accommodation designed to meet the expectations of modern global occupiers.

The building combines striking contemporary architecture with exceptional sustainability credentials, efficient floorplates and high-quality tenant amenities, creating a workplace environment that supports productivity, wellbeing and corporate prestige.

Located within walking distance of St Helier's financial institutions, restaurants and transport connections, IFC1 provides occupiers with a highly connected and prestigious address in one of the leading international finance centres in the British Isles.

For reference purposes, we attach a location plan.

DESCRIPTION

IFC1 has been delivered to an exceptional specification, incorporating expansive floor-to-ceiling glazing that maximises natural light and provides panoramic views of St Helier and St Aubin's Bay.

The building features efficient open-plan floorplates, raised access floors, suspended ceilings with integrated LED lighting, and high-performance air conditioning systems designed to support flexible and energy-efficient occupation.

Reflecting its strong sustainability credentials, the building achieved a BREEAM Excellent rating, underlining its focus on environmental performance, occupier wellbeing and operational efficiency.

Occupiers also benefit from premium reception facilities, shower and changing amenities, and advanced building management and security systems, all contributing to a best-in-class office environment tailored to the needs of international financial and professional services businesses.

Among the occupiers of the building are UBS, BNP Paribas, Rathbones, Schrodgers Capital, TMF Group, Cazenove Capital and Oakbridge.

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The available space forms the Western part of the 4th floor and benefits from an extremely high-quality Cat B fit out:

- Efficient open plan floor plate;
- Reception area;
- Boardroom;
- 2 Private offices / meeting rooms;
- Fitted kitchen; and
- Server / storeroom

We attach a floor plan showing the existing layout.

ACCOMMODATION

Part 4th Floor (west side) 3,358 sq.ft. (312 sq.m.)

TENURE

The accommodation is available by way of an assignment of the current sub-sub-sub to expire on 29th March 2032. The current sub-sub-sub-lease is held on EFRI terms (via a pro-rated service charge) and is subject to a rent review in line with the overriding head-lease on 7th April 2027, and to a tenant break option on 9th January 2029.

PASSING RENT

Offices £37.50 per sq.ft.

OCCUPATION

From Q4 2026.

LEGAL COSTS

Each party to bear their own legal costs.

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COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the Sub-Lessor and Superior Lessor.

VIEWING

By contacting the sub-sub-sub-lessee's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS,
or Reece Sarre**

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

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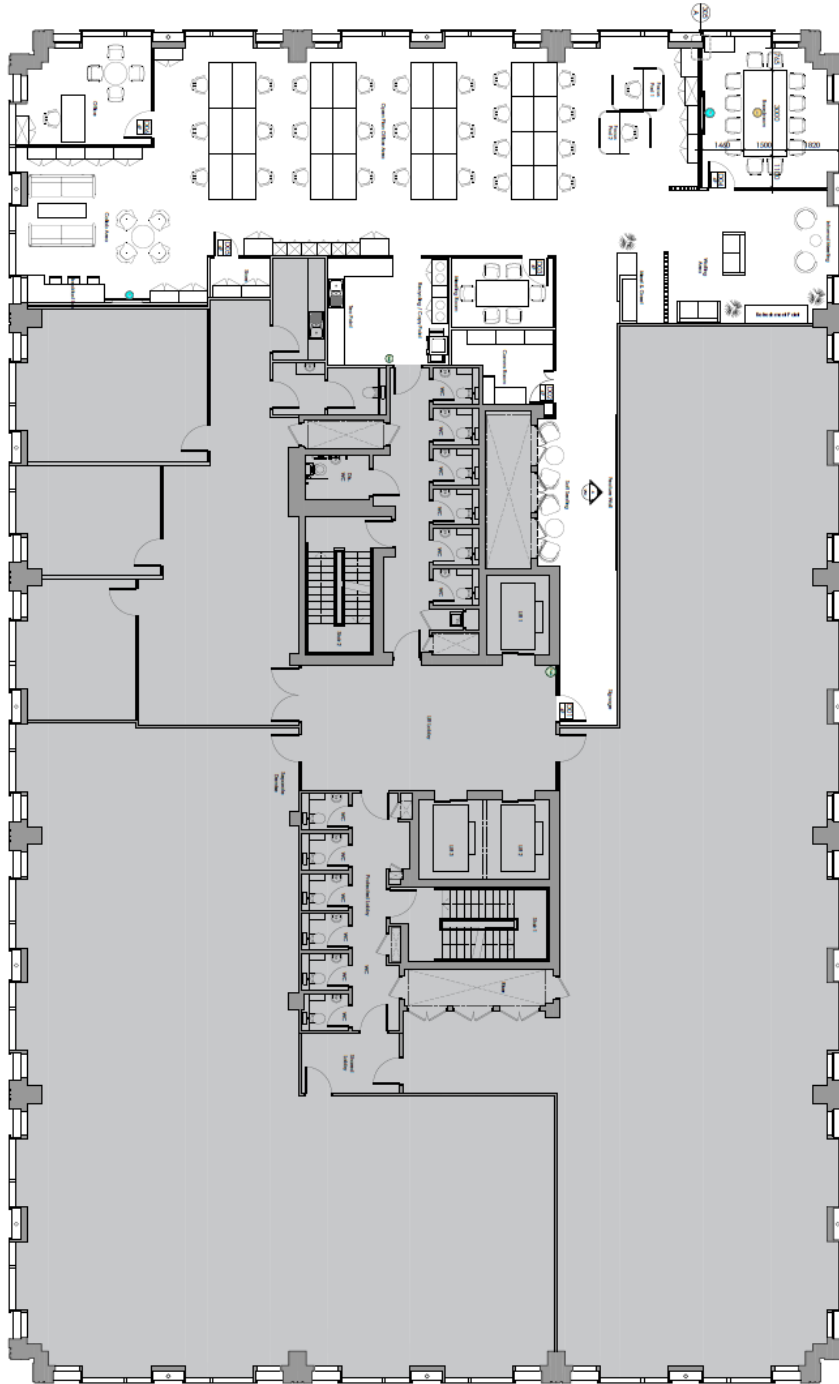
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