

# KINGSGATE HOUSE

55 ESPLANADE | ST HELIER



## 5<sup>th</sup> FLOOR PRIME OFFICE AVAILABLE TO LET

- 2,027 Sq.Ft.
- £48,648 P/A
- Secure Parking Available

## LOCATION

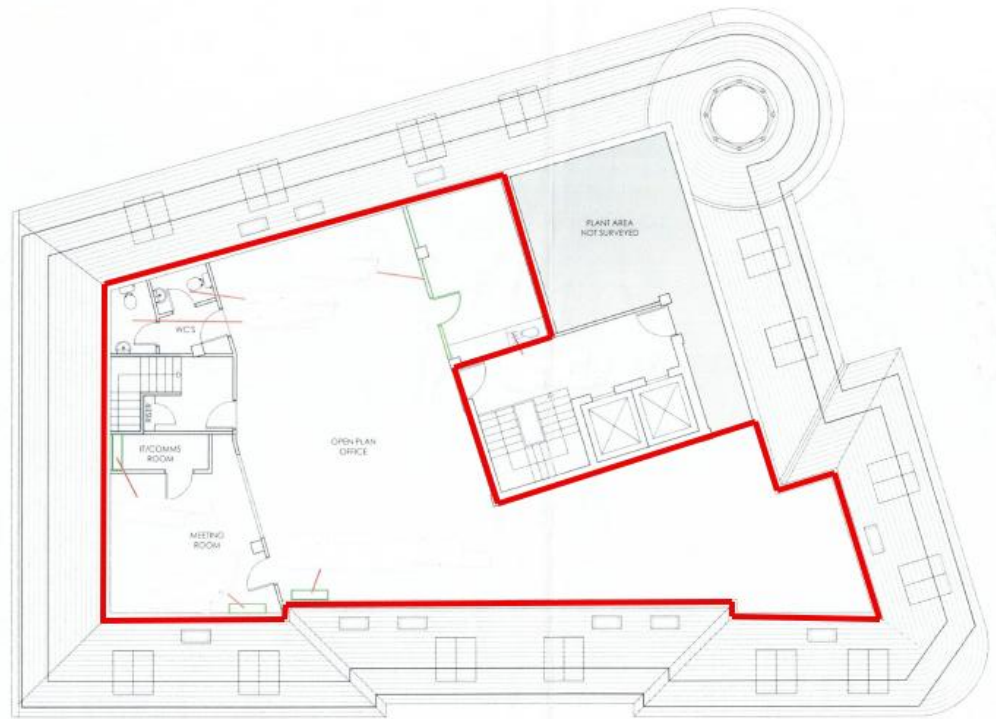
Kingsgate House is situated on The Esplanade, in a prominent corner position at the junction with Gloucester Street. The Esplanade is the established prime office location in Jersey. Nearby occupiers include HSBC (directly opposite to the west), Carey Olson, Ogier, Bank of Butterfield, Aztec, BNP, Citibank, Jersey Finance and the JFSC. The newly developed International Finance Centre (IFC) is a moments walk away, the principal retail districts of King and Queen Street are a 7-minute walk away and the Waterfront and Elizabeth Harbour are a 10 minutes walk south.

We attach a location plan for reference purposes.

## DESCRIPTION

Kingsgate House is one of the few buildings on the Esplanade benefitting from detached south, west and east facing aspects and as such, enjoys excellent levels of natural light. The property benefits from uninterrupted sea views across the Waterfront and towards Elizabeth Castle and St Aubin's Bay.

The available 5<sup>th</sup> floor offices benefit from comfort cooling / heating, LED lighting within suspended ceiling and raised access flooring. The space further benefits from a large meeting room, server room and staff room / kitchen. Male / Female W.C.s are provided within the demise. Secure basement car-parking is available by negotiation.



## ACCOMMODATION

The 5<sup>th</sup> floor offices within Kingsgate House has been measured in accordance with RICS measurement standards and provide the following area:

- **5<sup>th</sup> Floor Office Suite – 2,027 Sq.Ft. / 188.31 Sqm**

### AVAILABILITY

The 5<sup>th</sup> floor offices within Kingsgate House are currently undergoing refurbishment and are expected to be available for occupation from late Q1 2025.

### LEASE TERMS

Available by way of new, 9-year (or longer if required) FRI Lease by way of managed service charge. The 5<sup>th</sup> floor offices within Kingsgate House are offered at an annual rental of £48,648 p/a, reflecting a competitive £24.00 per Sq.Ft. Car parking is available at a rate of £4,000 per space per annum.



### LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting of this property, whether or not a transaction completes.

### VIEWING

By contacting the landlord's joint sole-agent, Quérée Property Consultants Ltd via either **Jonathan Quérée MRICS** or **Lucy Schooling MRICS**.

**Quérée Property Consultants Ltd**  
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**5<sup>th</sup> Floor Plan**

**FIFTH FLOOR, KINGSGATE HOUSE**



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## Location Map

