



Ground floor offices Sir Walter Raleigh House Esplanade St Helier

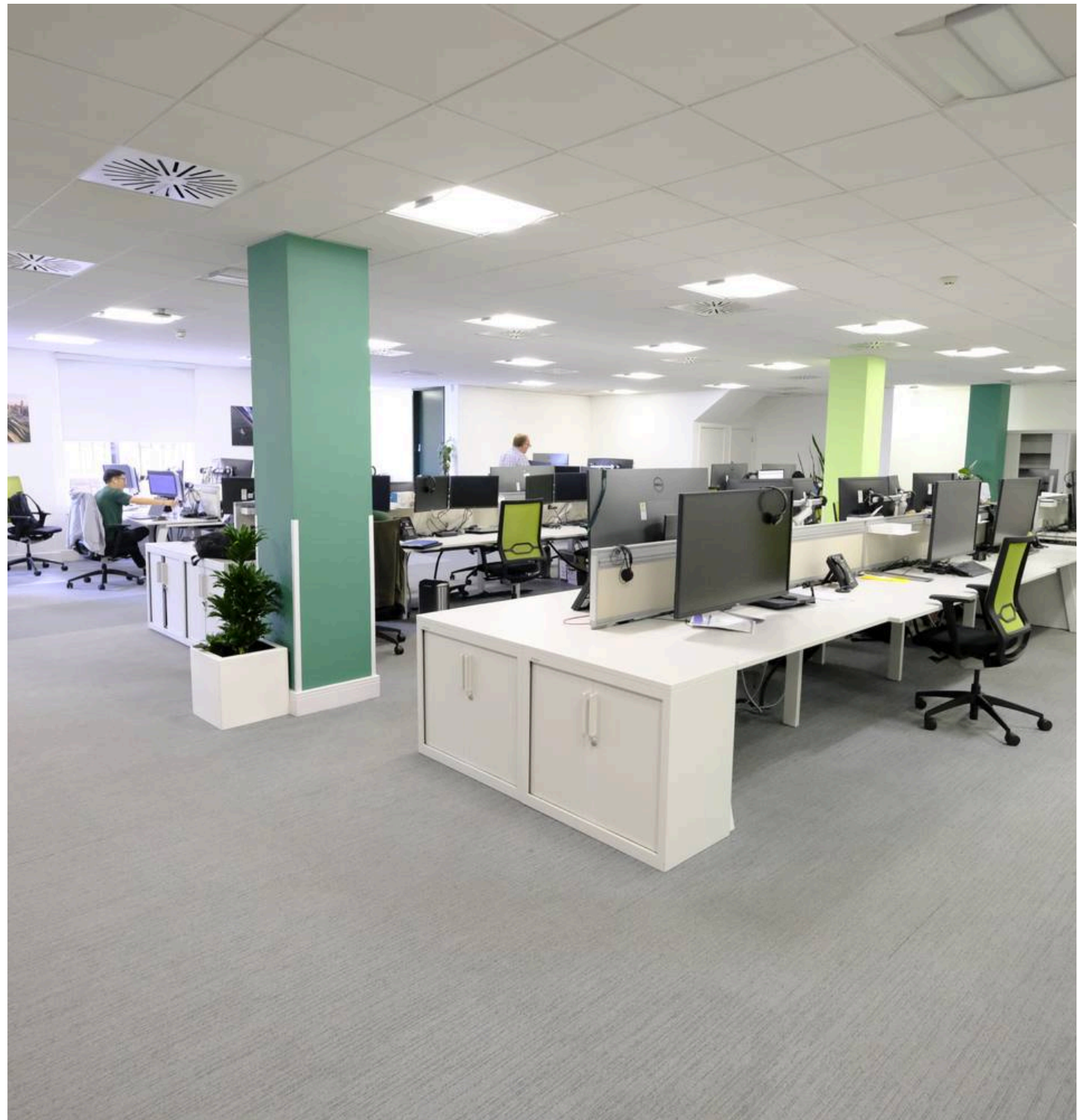
Asking rent - £167,433 pa

BROADLANDS
COMMERCIAL



Sir Walter Raleigh House, Esplanade, St Helier

- Landmark corner property situated in the prime office district of St Helier
- Excellent ground floor office premises
- Ground floor offices – 4,566 sq.ft
- Fitted out to a good specification including a number of meeting rooms and cellular offices
- Basement parking - 4 cars
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or
guy@broadlandsjersey.com



Location

The property occupies a prominent landmark position at the western end of the Esplanade, the prime office address in St Helier. Nearby occupiers include HSBC, Ogier, Citi Private bank, PWC and KPMG. The property is just a short walk from the town centre and sits opposite The International Finance Centre.

Description

The property is a purpose-built, five-story office building with basement parking. The available office premises are located on the ground floor. As currently configured, the office premises provide a reception leading into a large open plan office. There are two board rooms located toward the front of the building overlooking the Esplanade, and a further five separate executive office and meeting rooms. Other amenities include:

- Mostly open-plan floor layout.
- Suspended ceilings incorporating recessed lighting, air conditioning and fresh air.
- Fully accessible raised floors.
- Male and female W.C facilities.
- Reception and kitchen.
- Shower room.
- Storage.

Accommodation

The ground floor offices have been measured in accordance with the RICS Code of Measuring Practice and provide a total net internal floor area of approximately 4,566sq. ft (424 sq.m)

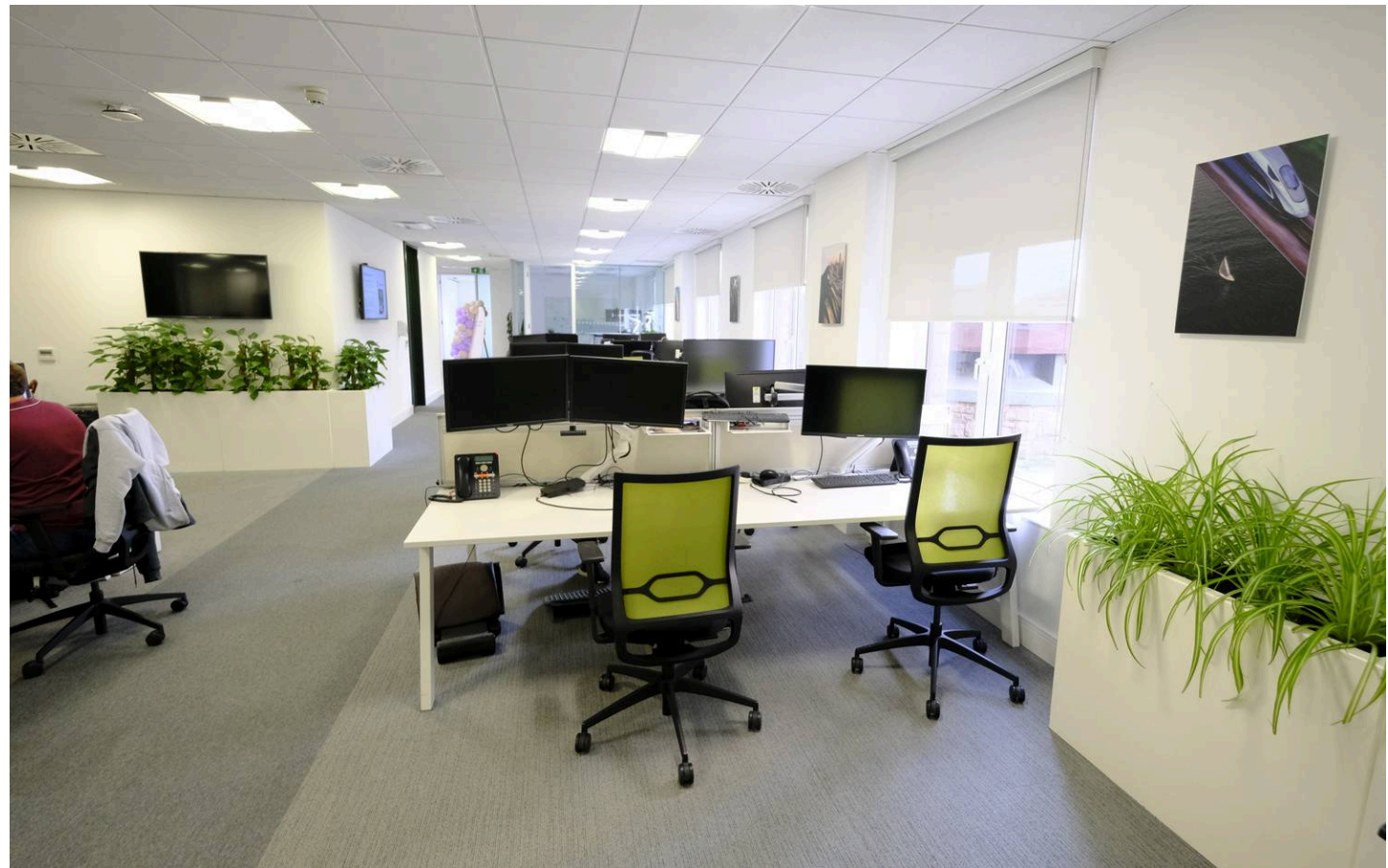
Offices 4,501 sq.ft 418 sq.m

Store 65 sq.ft 6 sq.m

Parking 4 car spaces

Availability

The premises are available immediately, subject to completion of the legalities.



Lease terms

The premises are available by way of a new lease with the tenant responsible for internal repair and decoration, plus a floor area linked contribution to the property service charge to cover common repairs, maintenance, management fees, etc.

Rent reviews will be upwards only, every three years and linked to the change in the Jersey Retail Price Index.

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

Rental

The asking rental is £33.50 psf for the offices, £10 psf for the store and £4,000 pcs.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

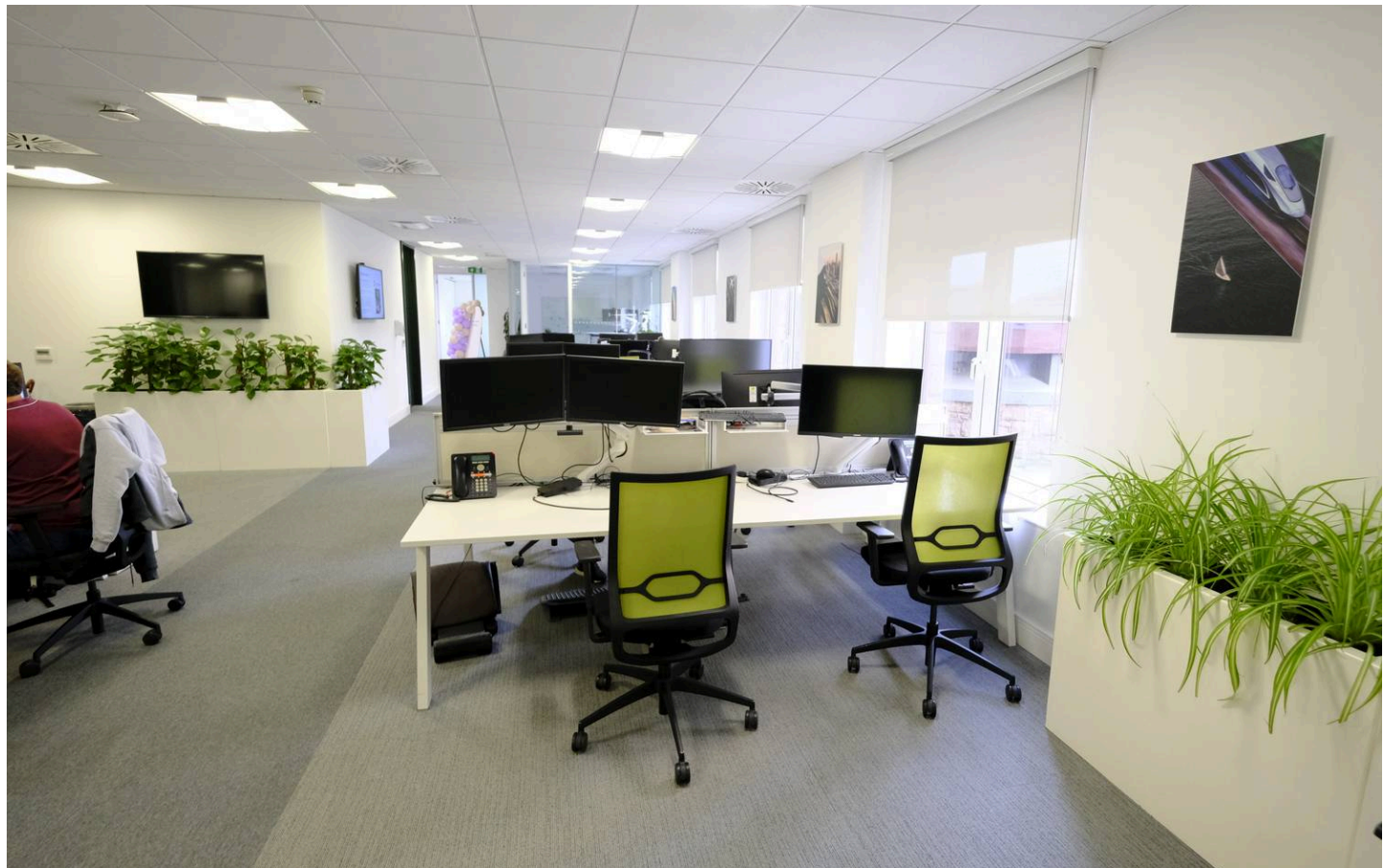
Legal costs

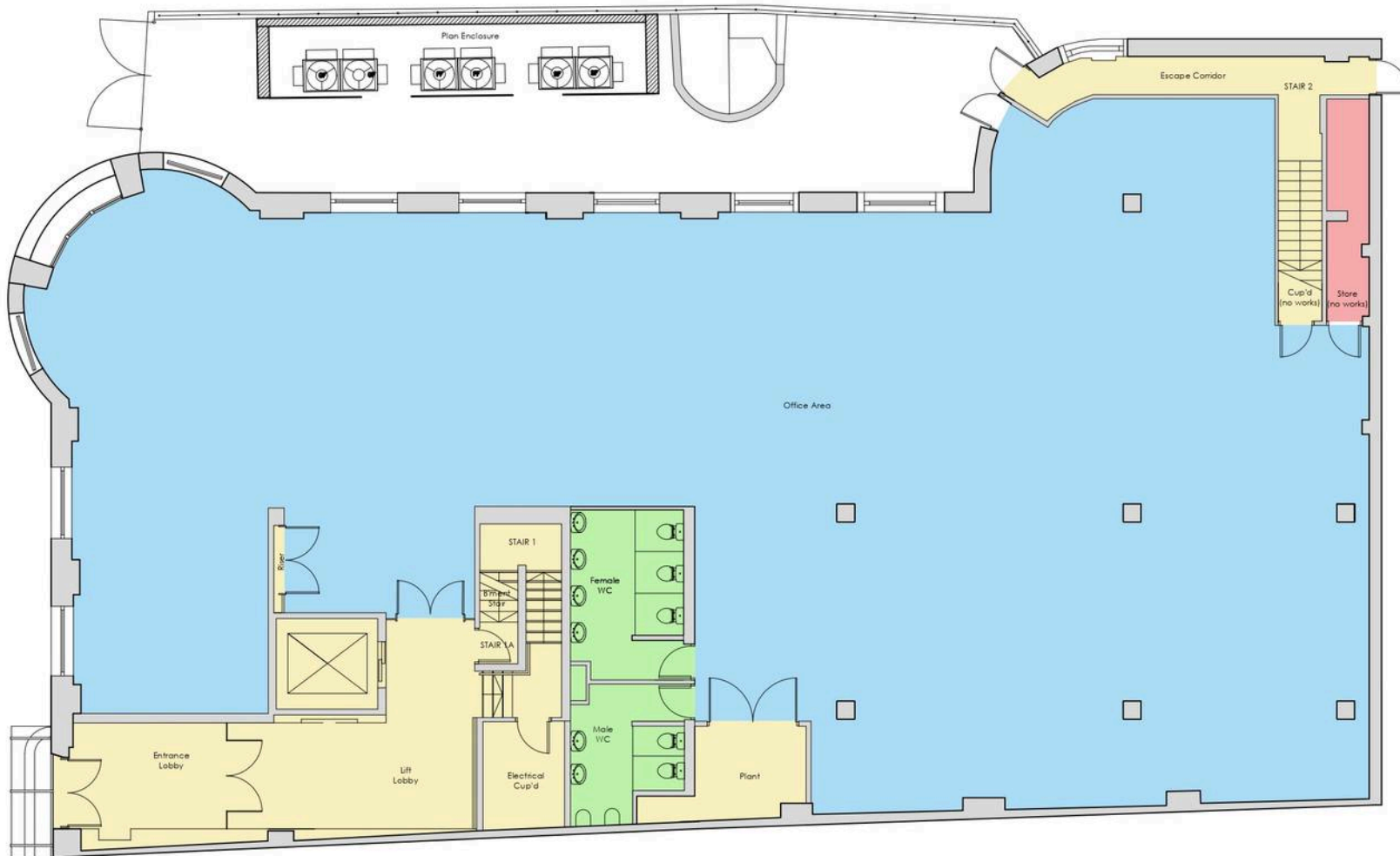
Each party to bear their own legal costs and any other cost incurred in the letting of these premises.

Viewing

Strictly by appointment with the joint sole agents Broadlands Commercial. Nick Trower MRICS or Guy Gothard FRICS T. +44 (0)1534 874141 M. +44 (0)7797 751558

nick@broadlandsjersey.com or guy@broadlandsjersey.com
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NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. For details, see construction.

This drawing must be read in conjunction with all other drawings, schedules and specifications.

All drawings are to be read in conjunction with relevant drawings Part of the contract, in the case of discrepancies, see confirmation.

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Rev	Description	Dwn	Ckd	Date
P1	Issued for the Lease	DK	MC	11/09/19
P2	Areas Revised	DK	MC	18/09/19
P3	WC & Store Areas added	DK	MC	19/05/22

KEY:

- CAT A Areas = 94m²
- CAT B Areas = 419m²
- WC Areas = 23m²
- Store Area = 6m²

Client: Valad European Diversified Fund (Jersey) 13 Ltd

Project: Sir Walter Raleigh House
48-50 Esplanade
St Helier, Jersey

Drawing Title: Demise Plan
Ground Floor

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LONDON GLASGOW JERSEY GDANSK DURBAN

Scale @ A3: 1:100 Date: NOVEMBER 2018
Project Co-ordinator: MC Issue Status: INFORMATION

Job No:	Drawing No:	Revision:
3591	00 - 010	P3

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