



Ground floor offices, Sir Walter Raleigh House, Esplanade, St Helier

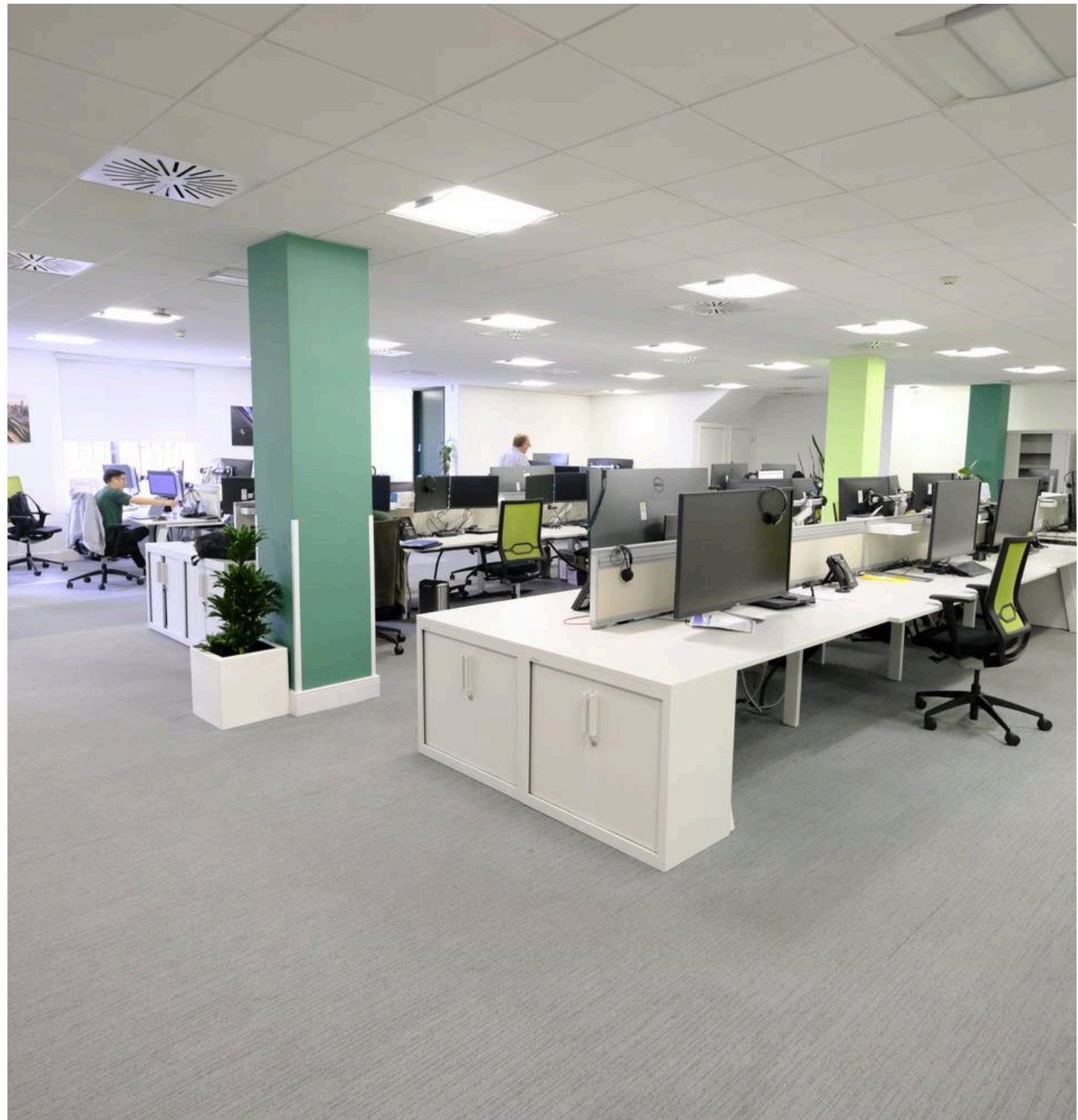
Asking rent - £167,433 pa / Area - 4,566 sq.ft

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
- Offices – 4,566 sq.ft (424 sq.m)
- 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 Gothard FRICS guy@broadlandsjersey.com
- Or the joint-sole agent Jo Watts MRICS at Watts Property Consultants Jo.Watts@watts.property



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 and air conditioning.
- Fully accessible raised floors.
- Male and female W.C facilities.
- Reception and kitchen.
- Shower room.
- Storage.
- Basement car parking.

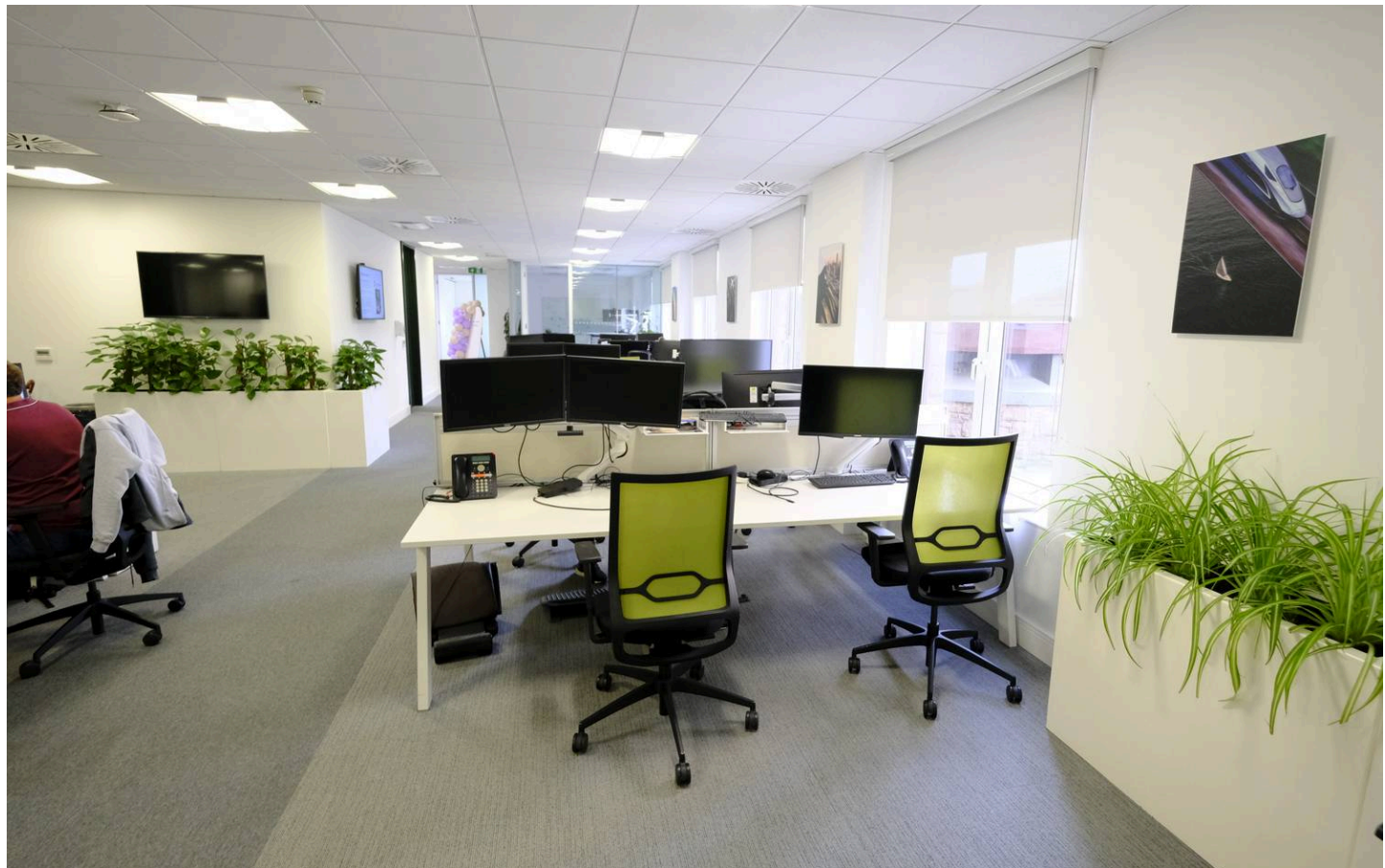
Accommodation

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 from 1st October 2025, 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

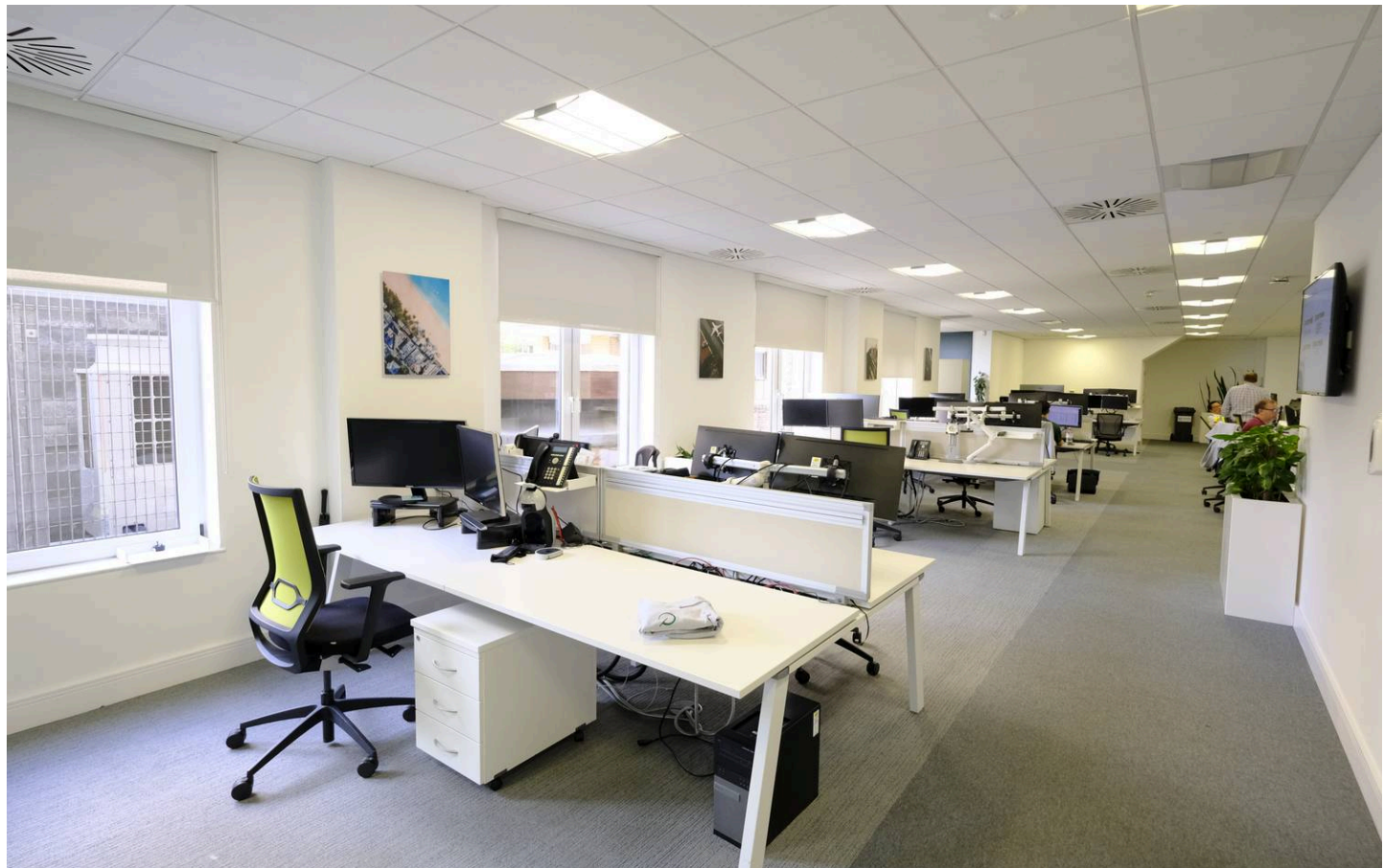
Each party to bear their own legal costs and any other cost incurred in the letting of these premises.

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

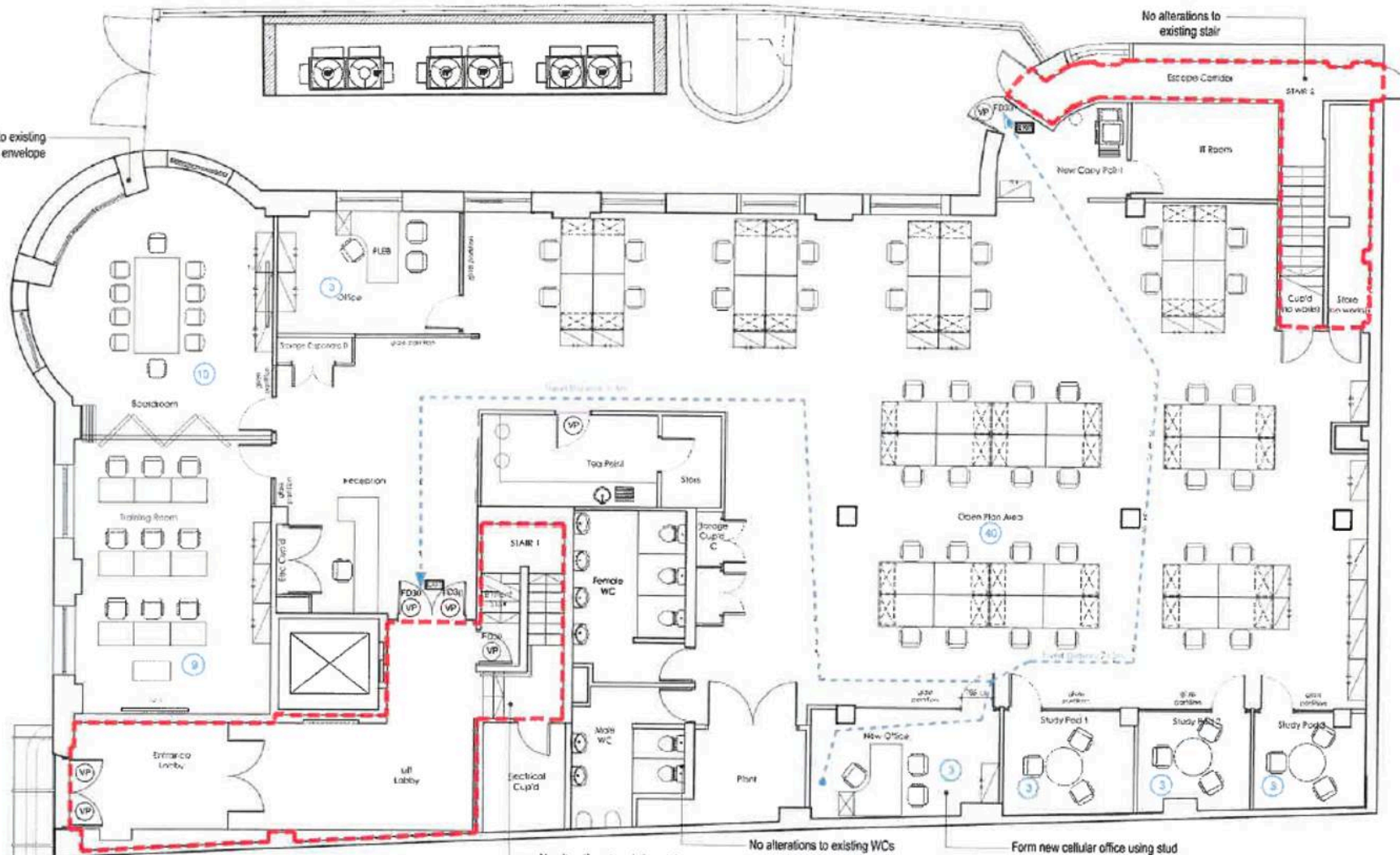
nick@broadlandsjersey.com or guy@broadlandsjersey.com
www.broadlandscommercial.com

Or our joint sole agents - Watts Property Consultants: Jo Watts MRICS Jo.Watts@watts.property



No alterations to existing building envelope

No alterations to existing stair



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. If it does, then confirm.

This drawing must be read in conjunction with all other applicable floor coverings, schedules and specifications. All drawings are to be read in conjunction with relevant drawings (plan, section, elevation, etc.) and all dimensions are to be taken from the relevant drawing.

This drawing must not be copied or reproduced in any form without the prior written permission of A&M Ltd.

© Copyright A&M Ltd

Rev	Description	Dwn	Ckd	Date
B1	Bye Laws Issue	AB	CF	10/03/2020

KEY:

Protected Lobby: ----
 Staircase: ----
 30min Fire Rated Door: F030
 Predicted maximum occupancy example: 3
 Vision Panel: VP

Client:	Touchstone (CI) Limited
Project:	Ground Floor Minor Works Sir Walter Raleigh House
Drawing Title:	Proposed Ground Floor Plan



Location Plan

Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Unless otherwise stated all prices and rents are**

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

