



Part 4th Floor Offices, IFC1 Esplanade, St Helier

£80,500 pa

BROADLANDS
COMMERCIAL

Regulated by
RICS

Part 4th Floor Offices, IFC1 Esplanade

St Helier

- Excellent quality offices located in the IFC
- Fitted out to a very high standard
- Excellent levels of natural light
- 1,251 sq.ft
- BREEAM rated building.

Location

The property is located within the International Finance Centre, St Helier's prime office location. More specifically, the building is situated on a prominent corner site at the junction of Esplanade and Castle Street. Benefitting from being within a short walk of both the town centre and St Helier's Waterfront.

Description

There is excellent natural light through-out, with the premises benefiting from a high-quality specification, including:

- Comfort cooling/heating.
- Suspended ceilings.
- Integral LED lighting.
- Double glazing.
- Raised floors with quality carpets.
- Fully fitted quality tea point.
- Boardroom and open plan office.
- Communal WC's, showers and cycle bay.

A plan of the proposed Suite 1 (shaded red) is attached



Accommodation

The suite have been measured in accordance with IPMS 3 and provide the following approximate floor areas:

Office 1,251 sqft 116 sqm

Lease Terms

The property is available by way of a sub-sub-letting for a period of 5 years, subject to a sub-lessor break clause at the end of year 3.

There is a service charge to cover the communal costs including cleaning, security etc.

Rental

The rental amounts to £80,500 per annum, exclusive of lobby cleaning services and utilities. The office is subject to open market upward only rent review due 4th August 2026.

Prospective sub-tenants will be required to provide an acceptable guarantee or proof of covenant strength to meet the conditions of the alienation clause of the head-lease.

Legal Costs

Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

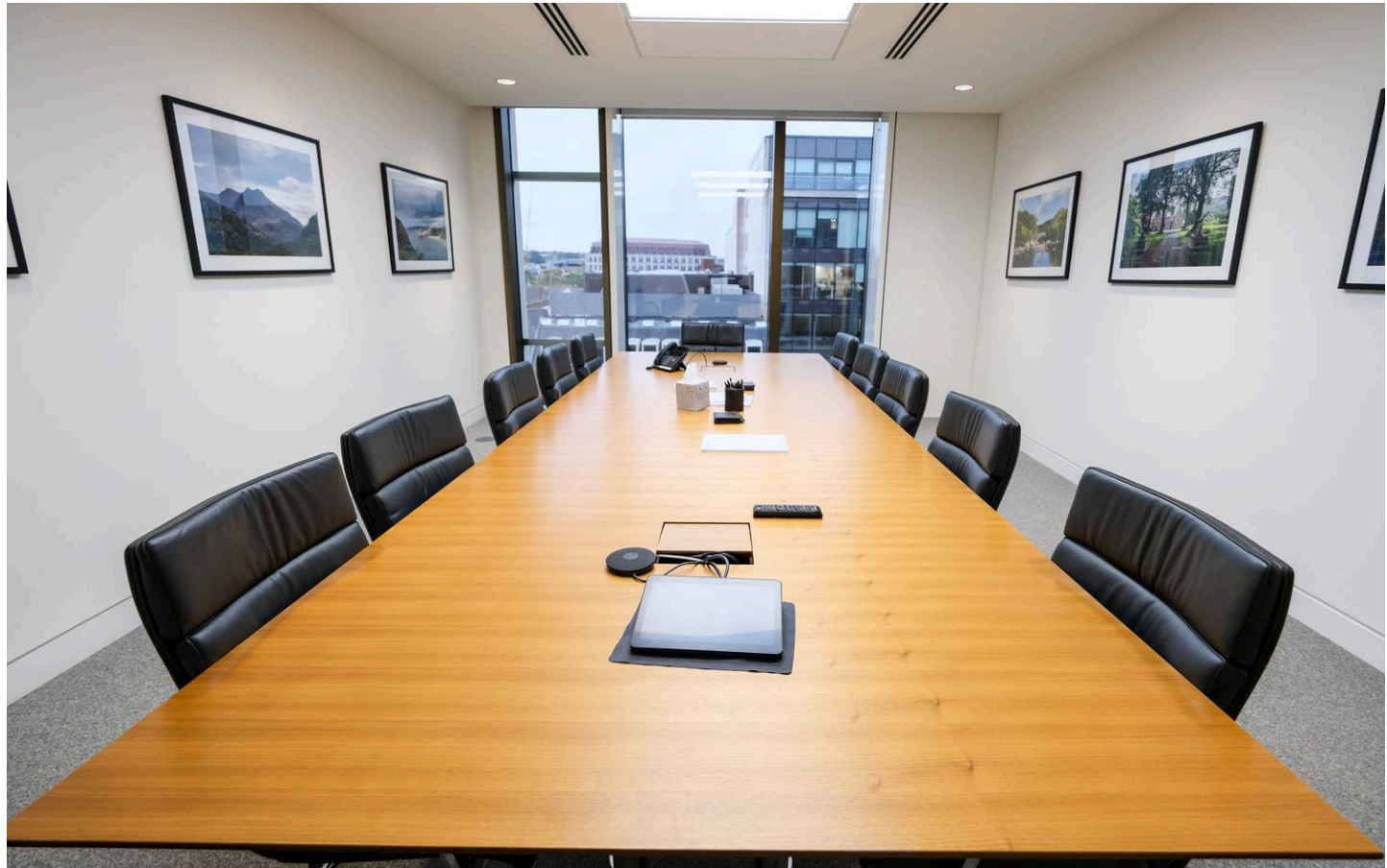
Viewing

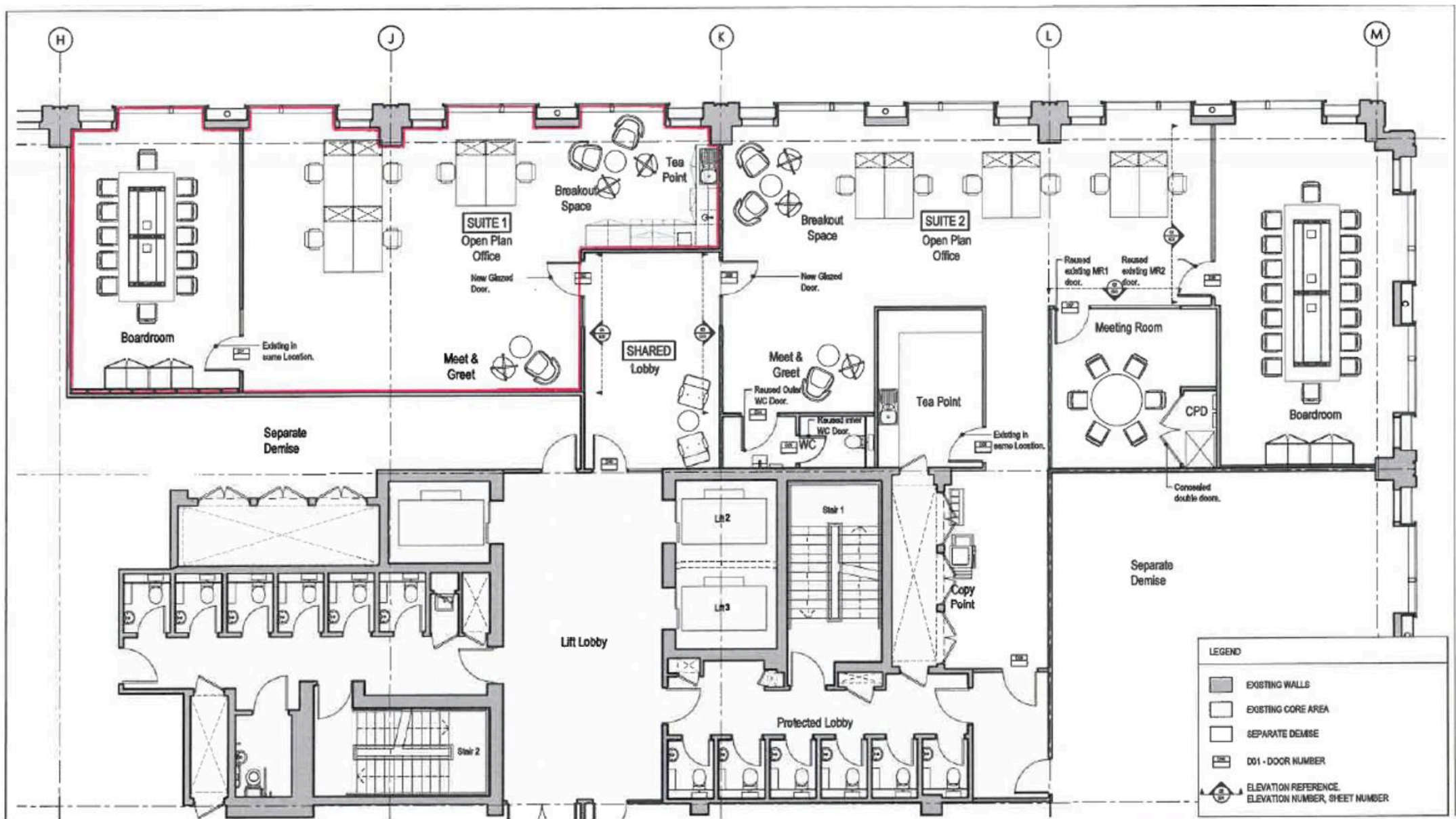
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Rev	Description	Dwn	Ckd	Date
T1	Tender Issue	PT	KC	21/07/2025
T2	CPD added MR & Boardroom adjusted	KC	MC	31/07/2025
T3	CPD reduced & coffee dock added	KC	MC	01/08/2025
T4	Meeting Room & Boardroom amended	KC	MC	01/08/2025
T5	Revised Tender Issue	KC	MC	13/08/2025

Client: KI Corporation Ltd.

Project: Office Fit Out
4th Floor IFC 1, Esplanade
St Helier, Jersey

Drawing Title: Proposed General Arrangement Plan

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LONDON GLASGOW JERSEY GDANSK DUBAI

Scale @ A3: 1:100 Date: JANUARY 2025

Project Co-ordinator: MC Issue Status: **TENDER**

Job No:	Drawing No:	Revision:
4973	100	T5

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