



Maillard
& Co

£ 77,853

2nd floor West, Kingsgate House, Esplanade

To Let



2831 Sq Ft

2,831 sq ft

High specification fitout

Secure underground car park

Part 2nd floor

Property details

Prime Esplanade office suite - 2,831 sq ft

LOCATION

The property is situated on The Esplanade, Jersey's prime financial business district office location. The property occupies a prominent position at the junction of The Esplanade and Gloucester Street with uninterrupted views across the Waterfront and extended views to Elizabeth Castle and St Aubin. The property is approximately five minutes walking distance from the principal retail district of King Street / Queen Street. It also benefits from being within two minutes walking distance of Patriotic Street multi-storey car park.

DESCRIPTION

The property comprises a prominent office building arranged on ground and four upper floors with a basement car park accessed from Gloucester Street. Internally, the 2nd floor office suite benefits from the following specification:

- Excellent natural lighting
- Suspended ceilings with integral LED lighting
- Comfort cooling /heating system
- Raised access floors
- Fibre optic connectivity
- Part open plan / part cellularised layout
- Separate male, female, disabled WCs & shower facilities
- Lift access
- Secure underground parking available by separate negotiation

ACCOMMODATION

The suite which is located on the 2nd floor and has been measured in accordance with RICS measuring standards and provides the following area:

- 2nd floor East offices - 2,831 sq ft / 263 sq m

Secure underground parking (6x spaces) is available by way of separate negotiation.

T: 01534 880 880 • commercial@maillardandco.com

AVAILABILITY

The 2nd floor of Kingsgate House are available for occupation immediately upon completion of the landlord's refurbishment works.

LEASE TERMS

The Landlord is seeking a new, 9-year FRI lease by way of managed service charge. Market based incentives / more flexible lease terms are available by negotiation.

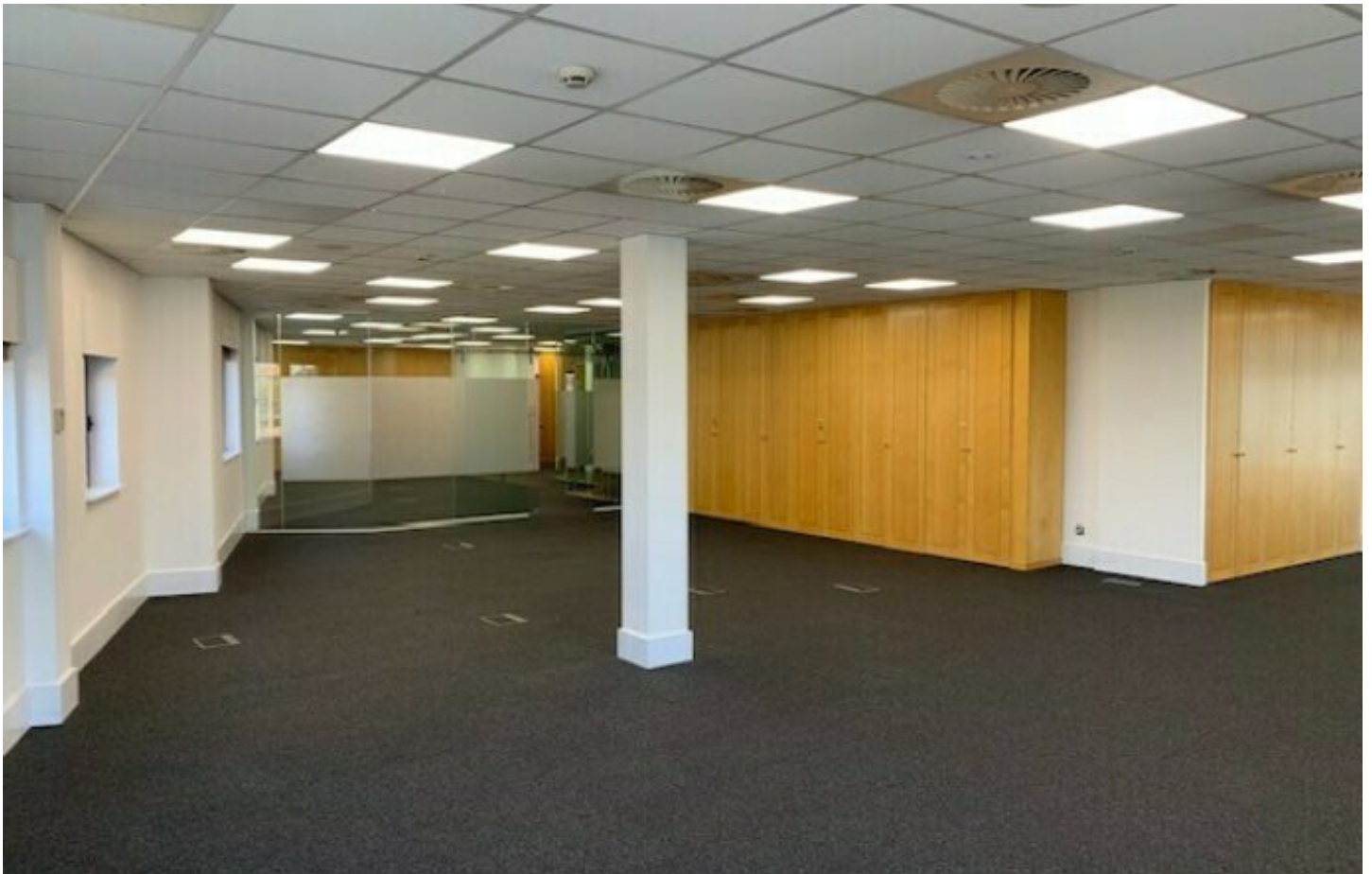
RENTAL

The offices are offered at a highly-competitive quoting rental of £27.50 per sq.ft. and car parking at £4,000 per space, exclusive of all other outgoings and of GST as applicable.

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.

To Let



KEY
<ul style="list-style-type: none"> Green line: Egress (Fire Rated Construction) Red circle: Fire Door Location Blue circle: Fire Door Resistance Green line: Travel Distance Blue line: W/C Travel Distances Blue circle: Predicted Maximum Occupancy Red circle: Predicted Minimum Occupancy Red circle: Vision Panel Door (See Detail) Red circle: Glass Partition

OCCUPANCY KEY
<ul style="list-style-type: none"> Red hatched: Commercial Occupancy Blue hatched: Office Occupancy



Scale: 1:50 @ A1
 0m 10m 20m 30m 40m 50m

COMMERCIAL	44 m ²	474 ft ²
OFFICE 1	263 m ²	2831 ft ²
OFFICE 2	137 m ²	1478 ft ²



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 socratesarchitects.com

Client Name: _____
 KING GATE HOUSE

Job No: _____
 KING GATE HOUSE

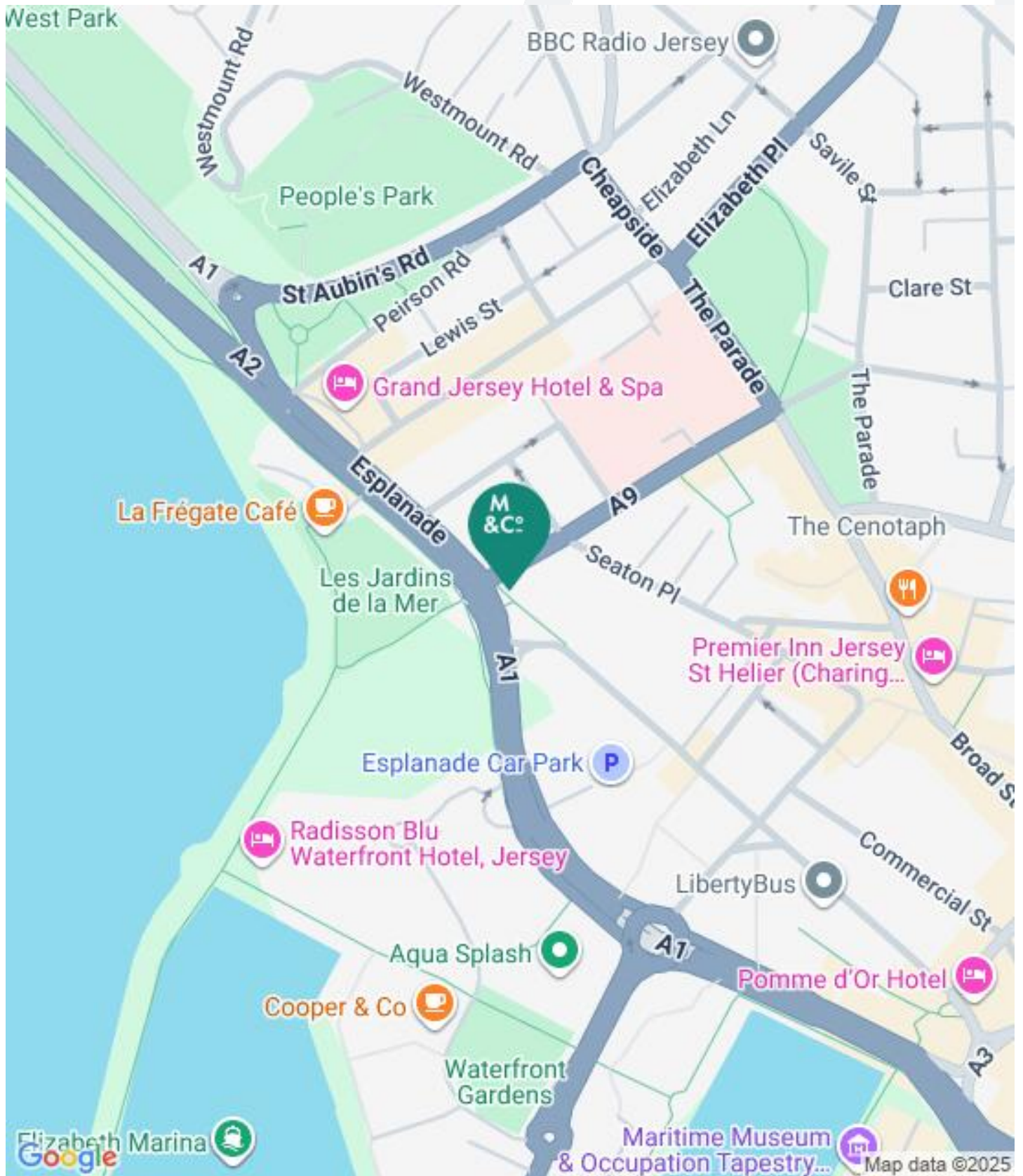
Drawing Title: _____
 Second Floor Plan

Scale: _____
 1:50 @ A1

Job No: _____
 2024009

Client Ref: _____
 GA(19)-202

Date: _____
 Rev: _____
 1





Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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