

To Let



£ 77,853

2nd floor West, Kingsgate House, Esplanade



2831 Sq Ft

2,831 sq ft

Secure underground car park

High specification fitout

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.



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

#### 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.





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## Simon Gale

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## 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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