



Maillard  
& Co

£ 43,513

2nd floor East - Kingsgate House, Esplanade

To Let



1475 Sq Ft

1,475 sq ft

Secure underground car park

High specification fitout

Part 2nd floor

## Property details

### 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
- Large boardroom and multiple meeting rooms / offices
- 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 - 1,475 sq ft / 137 sq m

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

## 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 £29.50 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.

Prime Esplanade office suite - 1,475 sq ft

# To Let



KEY	
	Electric Fire Rated Construction
	Fire Door Location
	Fire Door Resistance
	Travel Distances
	WC Travel Distances
	Predicted Maximum Occupancy
	Predicted Minimum Occupancy
	Vision Panel Door (See Detail)
	Class Partition

OCCUPANCY KEY	
	Commercial Occupancy

NOT TO SCALE  
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 IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF Socrates Architects Ltd.

0m 10m 20m 30m 40m 50m  
 METRIC SCALE 1:50 @ A1

	COMMERCIAL	46 m <sup>2</sup>	476 ft <sup>2</sup>
	OFFICE 1	263 m <sup>2</sup>	2831 ft <sup>2</sup>
	OFFICE 2	137 m <sup>2</sup>	1475 ft <sup>2</sup>



**Socrates Architects**

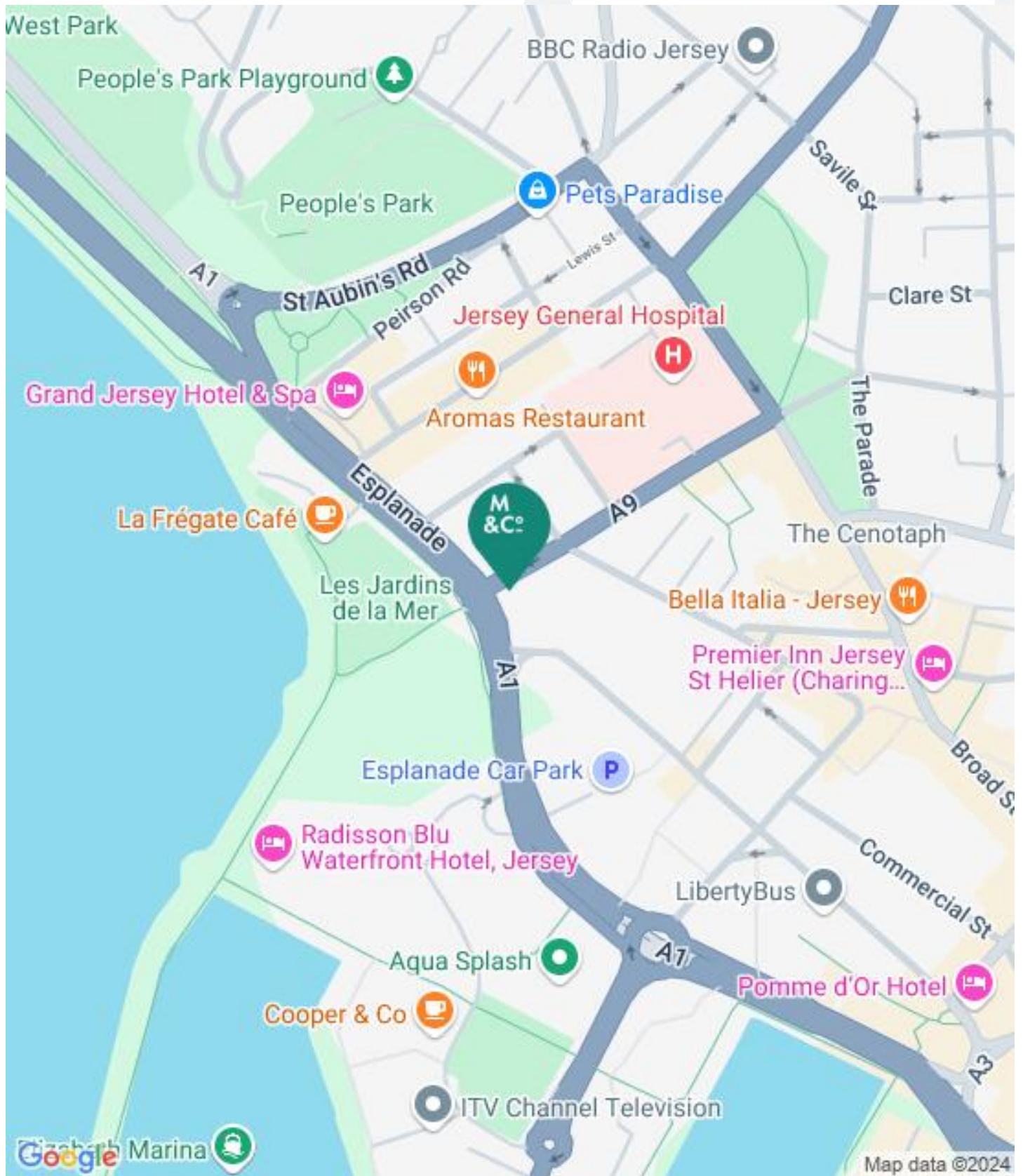
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Client Name: KING GATE HOUSE  
 Job No: KING GATE HOUSE  
 Drawing Title: Second Floor Plan

Scale: 1:50 @ A1

Job No: 2024009 GA(10)-202

Date: 11/11/2024



# Commercial contacts

# To Let

## 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.



Maillard  
&C<sup>o</sup>

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