

TO LET

29 SEATON PLACE

ST HELIER
JERSEY



BRAND NEW PURPOSE BUILT OFFICES TO LET

- FINAL FLOOR REMAINING
- FIRST FLOOR - 5,737 SQ.FT. (532.98 SQ.M.)
- MODERN CAT A STANDARD READY FOR TENANT FIT OUT
- RAISED FLOORS, SUSPENDED CEILINGS, AIR CONDITIONING
- TEST TO FIT PLANS, SUBJECT TO CONSULTATION
- AVAILABLE IMMEDIATELY

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LOCATION

The property is situated on a prominent site within the Island's premier office area, with neighbouring occupiers that include HSBC, Ogier, Elian, Carey Olsen, PWC & KPMG.

The property is located in Seaton Place and is therefore only a short walk from the Waterfront, King Street, Liberty Wharf and the Jersey International Finance Centre.



DESCRIPTION

These newly developed offices provide top quality modern office accommodation over first, second, third and fourth floors, together with secure ground floor car parking for up to 17 cars.

The entrance to the office first floor suite is approached via a communal feature turret and circular core, with elegant wide staircase and lift to all floors.

The specification provides exceptional modern facilities finished to BCO Cat A standard, ready for the occupier's fit out. This includes raised access floors, suspended ceiling and LED lighting, air conditioning, toilets, shower and kitchenette facilities.

• VRV Fan Coil air conditioning throughout	• 8 person passenger lift
• Suspended ceiling with LED lighting	• Excellent natural light
• Raised access flooring throughout	• Shower and kitchenette
• Male and female toilets	• Connected to Fibre

Virtual walk through:

<https://www.commerciallistings.cbre.co.uk/en-GB/listings/channel-islands/office/details/GB-Plus-430422/29-seaton-place-je2-3q?view=isLetting>



ACCOMMODATION

First floor offices – 5,737 sq.ft. (532.98 sq. m).

There are four secure undercover car parking spaces available at an additional cost of £3,250 per space.

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LEASE TERMS

The office premises are available by way of a new effectively FR&I lease at a commencing rental of £166,373 per annum, subject to three yearly rent reviews. For further details, please contact the lessor's joint sole agents.



OUTGOINGS

Under the terms of the lease, the tenant will be responsible for all utilities consumed on the premises, plus its due proportion of the building insurance and both Foncier and Occupier rates. The tenant will also be responsible for its due proportion of the service charge to include but not limited to management, communal cleaning, maintenance and repairs. The 2018 service charge budget is approximately £3.28 per sq.ft.



AVAILABILITY

The premises are available for immediate occupation.



VIEWING AND FURTHER INFORMATION

Further details and viewing strictly upon application to the vendor's joint sole agents CBRE or D2 Real Estate.



CONTACT US

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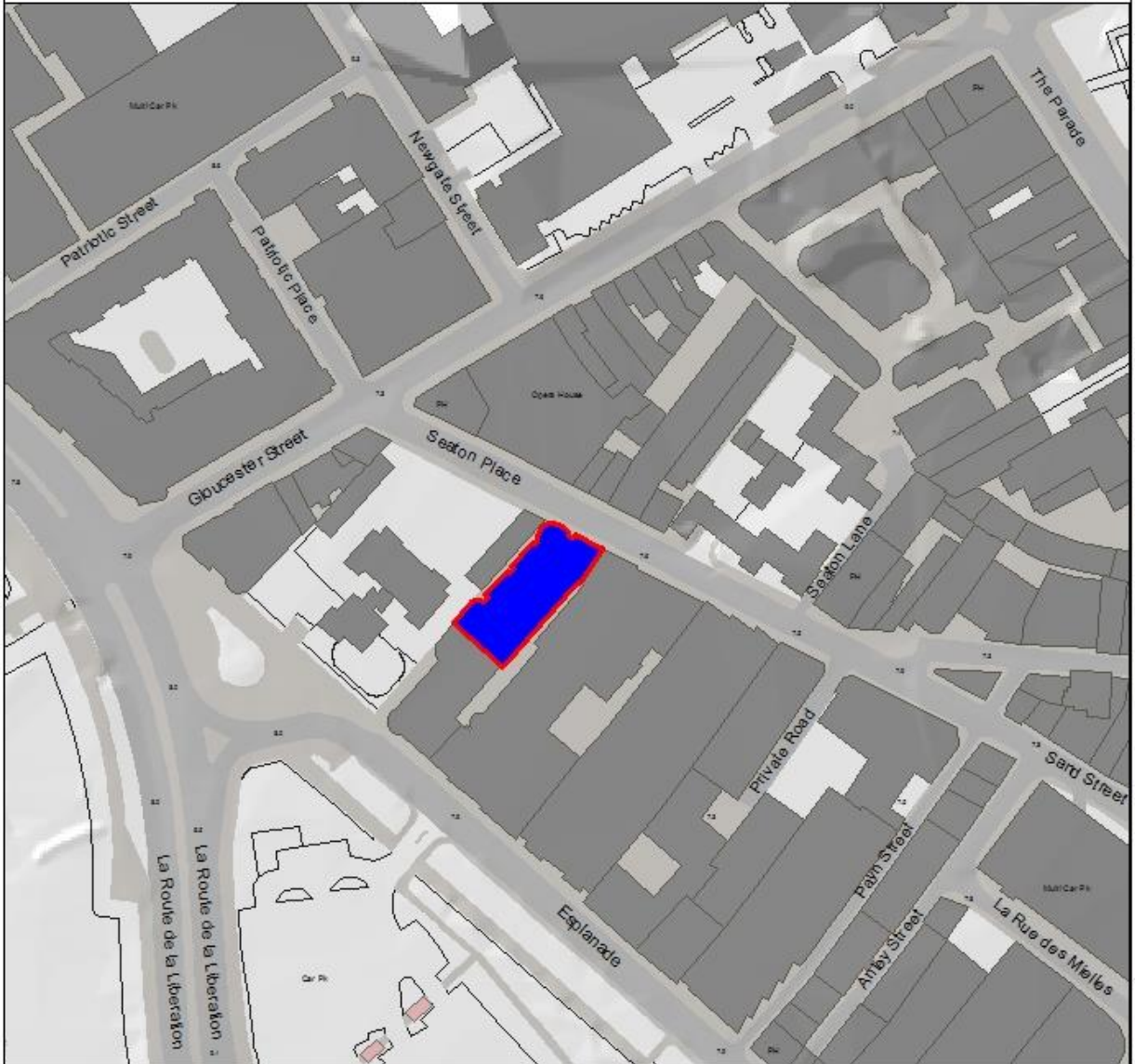
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29 SEATON PLACE
ST. HELIER
JE2 3QL

Vingtaine : de Bas de la Ville
Type : Residential
UPRN : 69003528

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