QUÉRÉE
PROPERTY CONSULTANTS

KINGSGATE HOUSE

55 ESPLANADE | ST HELIER

5th FLOOR PRIME OFFICE

3 YEAR LEASE

6 MONTH'S RENT FREE

- 2,027 Sq.Ft.
- £48,648 P/A
- Parking Available

RICS
Regulated by RICS

Quérée Property Consultants Ltd
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LOCATION

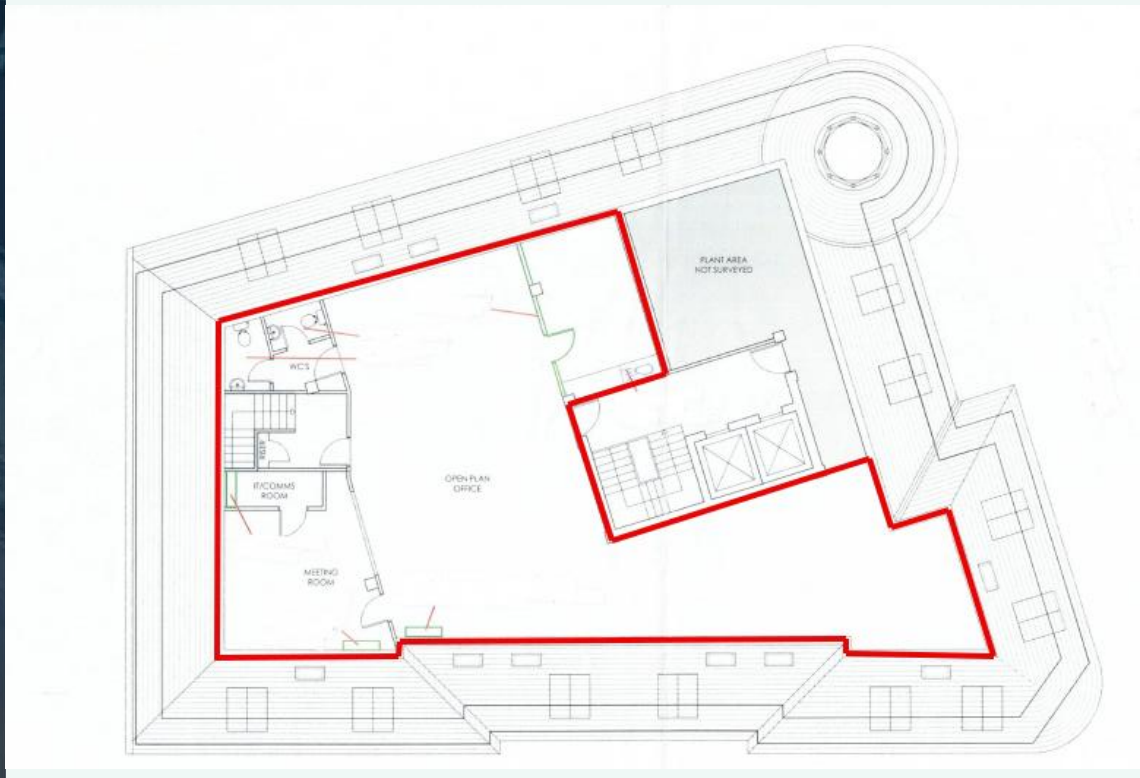
Kingsgate House is situated on The Esplanade, in a prominent corner position at the junction with Gloucester Street. The Esplanade is the established prime office location in Jersey. Nearby occupiers include HSBC (directly opposite to the west), Carey Olson, Ogier, Bank of Butterfield, Aztec, BNP, Citibank, Jersey Finance and the JFSC. The newly developed International Finance Centre (IFC) is a moments walk away, the principal retail districts of King and Queen Street are a 7-minute walk away and the Waterfront and Elizabeth Harbour are a 10 minutes walk south.

We attach a location plan for reference purposes.

DESCRIPTION

Kingsgate House is one of the few buildings on the Esplanade benefitting from detached south, west and east facing aspects and as such, enjoys excellent levels of natural light. The property benefits from uninterrupted sea views across the Waterfront and towards Elizabeth Castle and St Aubin's Bay.

The available 5th floor offices benefit from comfort cooling / heating, LED lighting within suspended ceiling and raised access flooring. The space further benefits from a large meeting room, server room and staff room / kitchen. Male / Female W.C.s are provided within the demise. Secure basement car-parking is available by negotiation.



ACCOMMODATION

The 5th floor offices within Kingsgate House has been measured in accordance with RICS measurement standards and provide the following area:

- **5th Floor Office Suite – 2,027 Sq.Ft. / 188.31 Sqm**

Quérée Property Consultants Ltd advises that: 1. These particulars are not intended to nor do they constitute a contract. 2. The statements contained in these details should not be relied upon as statements of fact. 3. As prospective purchaser or lessee you must satisfy yourself that the statements made in these details are correct. 4. Quérée Property Consultants Ltd has no authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to amendment.

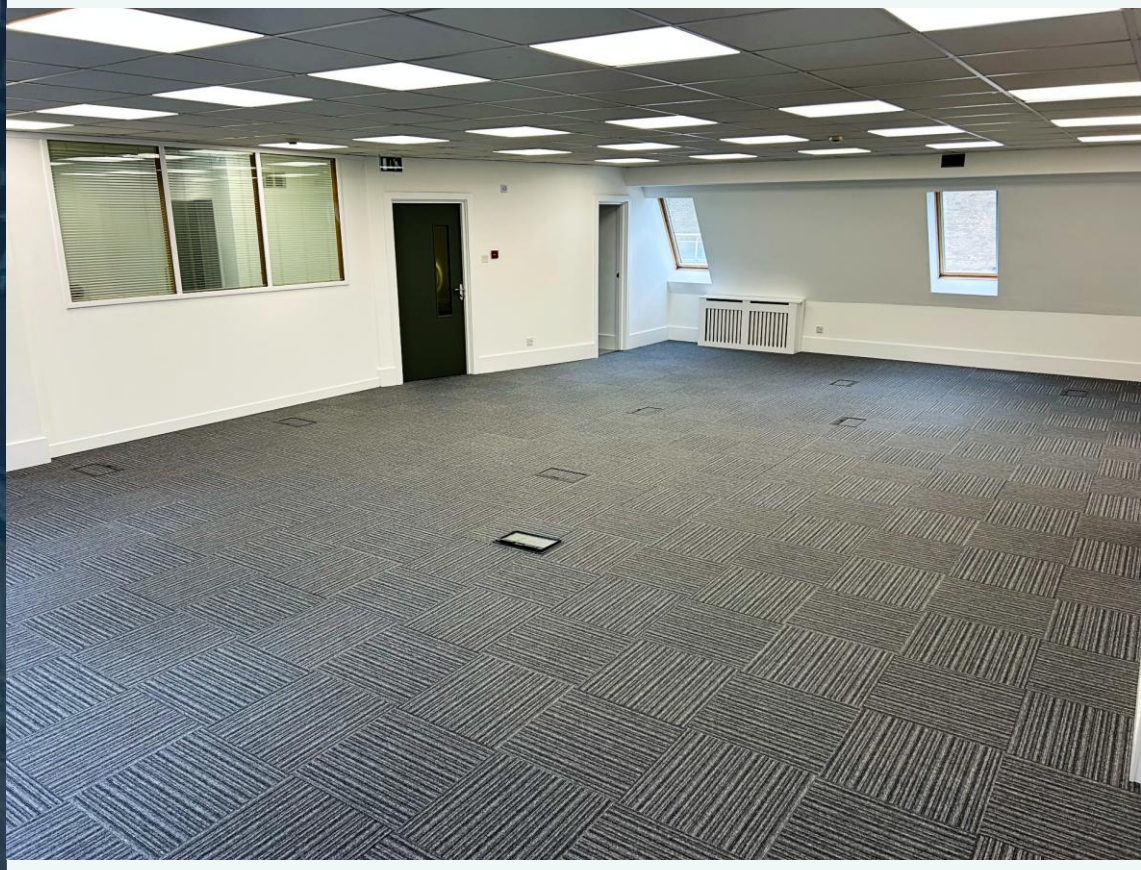
AVAILABILITY

The 5th floor offices within Kingsgate House are currently undergoing refurbishment and are expected to be available for occupation from late Q1 2025.

LEASE TERMS

Available by way of new, 3-year (or longer if required) FRI Lease by way of managed service charge. The 5th floor offices within Kingsgate House are offered at an annual rental of £48,648 p/a, reflecting a competitive £24.00 per Sq.Ft. Car parking is available at a rate of £4,000 per space per annum.

We are also offering a very attractive lease incentive by way of **6 month's rent free.**



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.

VIEWING

By contacting the landlord's joint sole-agent, Quérée Property Consultants Ltd via either **Jonathan Quérée MRICS** or **Lucy Schooling MRICS.**

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5th Floor Plan

FIFTH FLOOR, KINGSGATE HOUSE

Location Map