

40 Esplanade

RARE OFFICE FLOORS TO LET
ON JERSEY'S MOST PRESTIGIOUS
BUSINESS ADDRESS



Introducing 40 Esplanade

COMBINING A PRIME
BUSINESS ADDRESS, SEA
VIEWS AND COMPLETE
OCCUPATIONAL
INDEPENDENCE,
40 ESPLANADE OFFERS
A UNIQUE PLATFORM FOR
ORGANISATIONS SEEKING
PROFILE AND PRIVACY,
WITHOUT COMPROMISING
ON QUALITY



Why 40 Esplanade?



COMPREHENSIVE
GRADE A
REFURBISHMENT



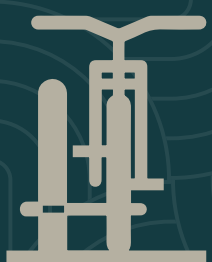
PRESTIGIOUS
ESPLANADE ADDRESS



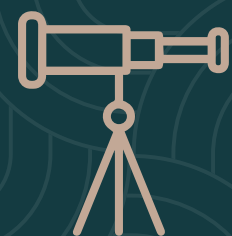
PREMIUM ARRIVAL
EXPERIENCE WITH NEW
MULTI-LET RECEPTION AND
CLIENT WAITING AREA



OPEN PLAN, EFFICIENT
FLOOR PLATES



NEW COMMUNAL END
OF TRIP FACILITIES
& SECURE BICYCLE
STORAGE



SEA VIEW
SUITES



NEW ECONOMICAL
HEATING, COOLING &
VENTILATION SYSTEM



EXCELLENT NATURAL
LIGHT THROUGHOUT

Surrounding Occupiers

- 1 **Sir Walter Raleigh House**
LGT Wealth Management, Jersey Finance
- 2 **45-47 Esplanade**
Carey Olsen
- 3 **44 Esplanade**
Ogier, CSC
- 4 **38 Esplanade**
Citibank
- 5 **37 Esplanade**
Brevan Howard, KPMG, Alter Domus
- 6 **29-31 Esplanade**
Nedbank, Index Ventures, Systematica Investments, Enhance
- 7 **JTC House**
JTC, Ardian, Saltgate, Affinity Trust
- 8 **25-26 Esplanade & 12-18 Castle Street**
PwC
- 9 **IFC 1**
UBS, BNP Paribas, Oakglen Wealth
- 10 **IFC 5**
Apex, PBS Workspace, Oak Group, Laing O'Rourke, TMF Group
- 11 **Aztec Group House**
Aztec Group, Butterfield Bank
- 12 **Liberation House**
Investec, EY, Corient, Gallagher Insurance, Clarivate
- 13 **Ensign House**
JP Morgan, B-Flexion
- 14 **Charter Place**
Gen II, Praxis, Dominion Funds
- 15 **11-15 Seaton Place**
Jersey Financial Services Commission
- 16 **Government of Jersey Building**



Situation

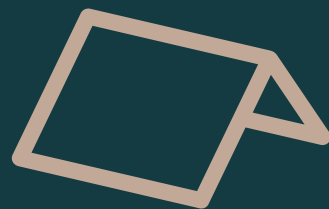
- Central Business District
- International Finance Centre
- St Helier's Prime Retail Pitch



Building Specification



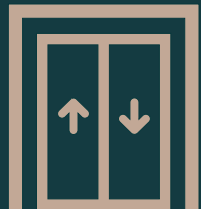
New limestone facade & full floor to ceiling double glazed windows on the Esplanade facade



Full roof replacement



Feature stone building entrance



New modern lift serving all upper floors



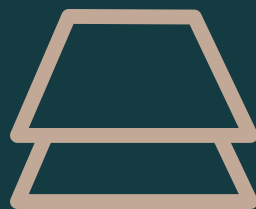
All electric VRV heating and cooling system with full manufacturer warranties



Upgraded thermal building envelope enhancing energy efficiency



Reconfigured welfare & facilities core creating more efficient, open floor plates



New suspended ceiling system with integrated LED lighting



New clear raised access floor system



Full passive fire protection works throughout & new fire alarm system

Amenities

- ✓ New multi-let building reception with client waiting area
- ✓ New ground floor end of trip facilities including showers, changing area & lockers
- ✓ Secure bicycle store
- ✓ 4 car parking spaces
- ✓ Spectacular sea views of St Aubin's Bay
- ✓ Improved inclusive access and circulation throughout the building, ensuring ease of use for all occupiers and visitors



Accommodation Breakdown



FLOOR AREAS

STATUS

2,239 SQ FT 208.01 SQ M	3	AVAILABLE
2,497 SQ FT 231.98 SQ M	2	AVAILABLE
2,518 SQ FT 233.93 SQ M	1	AVAILABLE
1,507 SQ FT 140.00 SQ M	G	AVAILABLE

TOTAL AVAILABLE AREA: 8,761 SQ FT | 813.92 SQ M

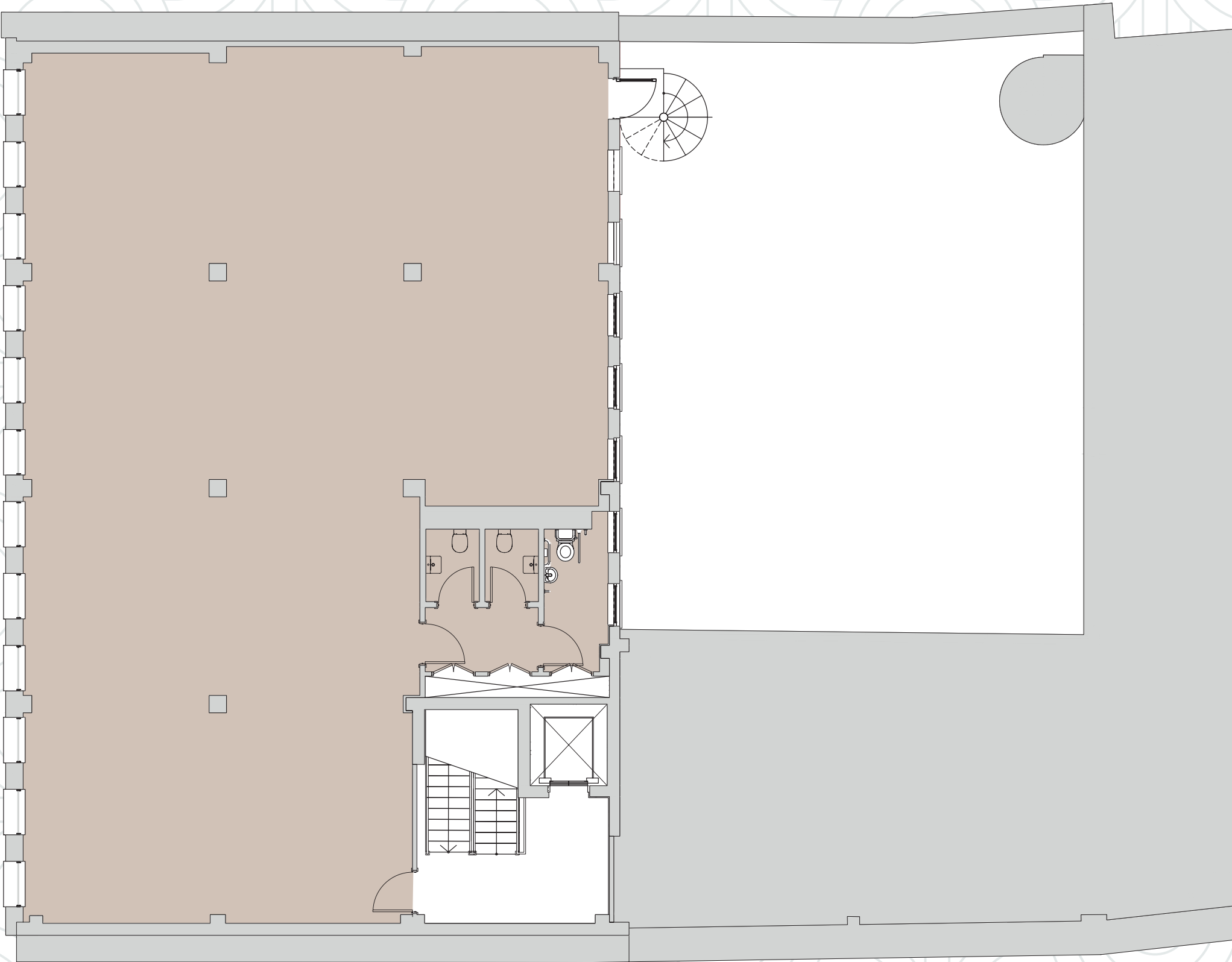
Grade A Refurbishment



Design Your Executive Workspace



TYPICAL UPPER FLOOR CLEAR FLOOR PLAN



EXAMPLE UPPER FLOOR LAYOUT PLAN



- Open Plan Desks
- Meeting Rooms
- Meet and Greet Area
- Circulation
- Collaboration Area
- Tea Point
- Comms Room
- Copy Point

Visualise Your Executive Workspace



Visualise Your Executive Workspace



The fitted office images shown are CGIs provided for illustrative purposes only. They are intended to demonstrate a potential CAT B fit out and do not represent the condition, specification, finishes, furniture or configuration in which the office accommodation will be completed to & delivered. Any tenant fit out will be subject to their occupational requirements and landlord approval. CGIs supplied by: Cherry Wood Architecture.



Further Information

Availability:

The CAT A refurbished office floors are immediately available as a whole or on a floor-by-floor basis. Further information on the rental and lease terms are available upon request.

Parking:

4 car parking spaces are available as part of the letting of this building at an additional rental rate.

Service Charge & Rates:

An incoming tenant will be liable for the office floor's apportionment of the service charge, occupier and foncier rates.

Legal:

All terms are subject to contract. Each party will be responsible for their associated legal fees in relation to the letting of the office floors.



Contacts



Evan Whitson
+44 (0) 1534 716233
+44 (0) 7797 724043
evan.whitson@d2re.co.uk



Ben Le Gallais
+44 (0) 1534 716242
+44 (0) 7797 895005
ben.legallais@d2re.co.uk



Disclaimer
D2 Real Estate (Jersey) Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance and do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate (Jersey) Limited nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT / GST, if applicable. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
OCTOBER 2026