



OFFICE TO LET

40 ESPLANADE

40 Esplanade, St Helier, Jersey, JE2 3QA

PREMIUM OFFICE SUITES TO LET ON THE ESPLANADE

1,507 TO 8,761 SQ FT



Summary

Available Size	1,507 to 8,761 sq ft
Rent	Rent on application
EPC Rating	Not applicable

Key Features

- Located centrally on the Esplanade in a 100% prime position in the heart of Jersey's central business district
- The property is currently undergoing a full high quality CAT A refurbishment and façade replacement, with completion due in Q3 2026
- Adjacent occupiers include Ogier, Intertrust, Citibank, JTC and Carey Olsen
- Available as a whole or on a floor by floor basis

Description

The property is of concrete built over ground and three upper floors originally built in the 1970s, which has benefitted from substantial refurbishment works over the years.

Offices are arranged over the ground and three upper floors with ground floor level open car parking accessed off Seaton Place. The building is connected to 11-15 Seaton Place at the rear.

The property is currently undergoing a full high quality CAT A refurbishment and façade replacement. The refurbishment will create clear open-plan floor plates with a new multi-let reception off the Esplanade, a new communal tenant amenity block with showers & lockers and new toilet & kitchenette facilities on each office floor.

There is an ability for incoming tenants to engage with the landlord on their proposed fit-out plans prior to the commencement of the CAT A works.

4 ground floor level car parking spaces are available with communal external bicycle spaces.

Location

The property is situated towards the westerly end of the Esplanade, more specifically on the northern side of the Esplanade between the junctions with Castle Street and Gloucester Street.

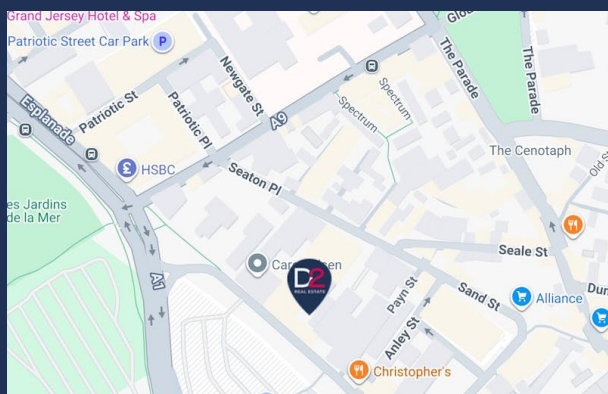
The Esplanade is Jersey's recognised central business and office district and the occupiers within the immediate vicinity include Ogier, Intertrust, Citibank, SG Hambros, and Carey Olsen.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office	1,507	140	Available
1st - Office (Front)	2,518	233.93	Available
2nd - Office (Front)	2,497	231.98	Available
3rd - Office (Front)	2,239	208.01	Available
Total	8,761	813.92	

Legal Fees

Each party is to bear their own legal costs and any other associated cost incurred in the letting of this property.



Viewing & Further Information

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