



## 29 SEATON PLACE

**Prime, landmark office development**

Suites from 3,434 sq.ft (319 m<sup>2</sup>) to 20,075 sq.ft (1,865 m<sup>2</sup>)



## Location

Jersey is the largest of the four Channel Islands covering an area of approximately 44 square miles and lying 160km (100 miles) south of the coast of England and 20km (14 miles) west of the coast of France. The Island is served by regular sea and air links to both the United Kingdom and Continental Europe with regular air services provided to London Gatwick, London City, Southampton, Birmingham, Manchester, and Geneva, together with a fast ferry service with daily sailings to Portsmouth, Poole, St Malo and Guernsey.

Jersey is a Crown dependency, it is not part of the UK, nor is it a colony, but it does owe its allegiance to the British Crown and the UK is responsible for Jersey's defence and international representation. Jersey is not represented in the UK parliament, however, has its own government called the States of Jersey, members of which are elected by the population. St Helier is the Island's capital and the commercial and retail centre of the Island.



## Local Economy

Jersey is a thriving Island and a renowned financial centre with a strong and prosperous economy. Financial services dominate the economy employing more than 28% of the population and contributing 60% of GDP. As a result there are approximately 32 banks from the UK, Europe, North America, Switzerland, Asia and Africa registered on the Island. Bank deposits held in Jersey as at December 2015 stood at £126.5 billion with a total value of funds administered of £226 billion. As a consequence Jersey also benefits from a well-established Trust and Fund Administration business sector.

The Jersey Financial Services Commission is responsible for the regulation, supervision and, within its legal remit, the development of the financial services industry on the Island. More information can be found at their website, [www.jerseyfsc.org](http://www.jerseyfsc.org).

Aside from financial services, the Island's other main income source is tourism which accounts for around 20% of GDP. The Island attracts over 700,000 visitors per annum, the vast majority coming from other parts of the UK and mainland Europe.



## Situation

The subject property is situated in a prominent position within the Island's premier office location which comprises a plethora of financial, legal, administrative and fund management occupiers including; HSBC, Ogiers, Elian, Carey Olsen, SG Hambros, Ernst & Young, PWC, KPMG, Deloitte, First Names, Citibank, Aberdeen Asset Management, The Aztec Group and BNP Paribas.

The property is located on Seaton Place which runs parallel to the Esplanade. It is a short walk from the revitalised Weighbridge area of town, Liberty Wharf mixed use scheme, the Jersey International Finance Centre and the burgeoning Waterfront development area in addition to main retail areas of King Street and Queen Street.

## Description

The new development will provide versatile office accommodation over first, second, third and fourth floors together with a modern entrance and secure ground floor car parking.

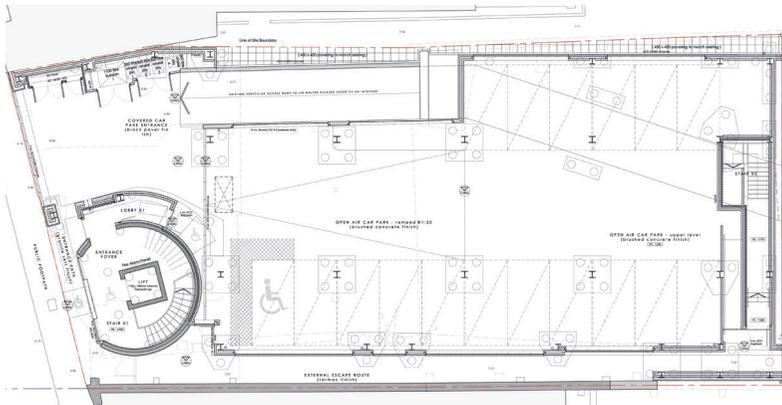
The entrance to the office accommodation will be approached via a feature turret and circular core leading to the open plan offices.

As with any modern new office development, the specification provides all of the standard list of amenities including:

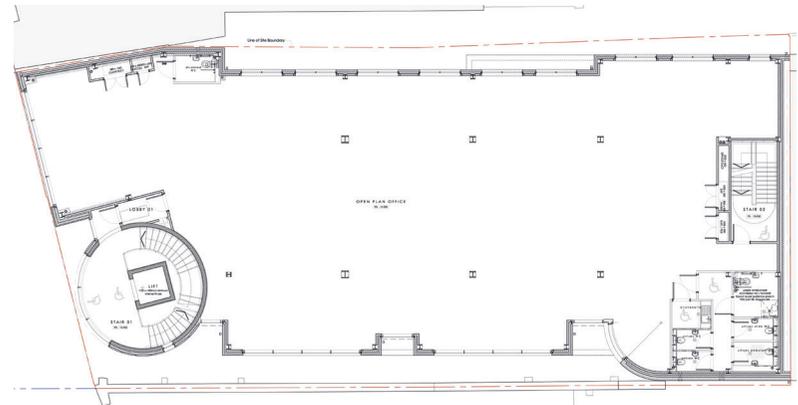
- Excellent natural light
- Full air conditioning throughout via a VRV air conditioning system
- Suspended ceilings with LED lighting
- Raised access flooring throughout
- Male and female toilets, shower facilities and a kitchenette on each floor
- All floors served by an 8 person passenger lift.



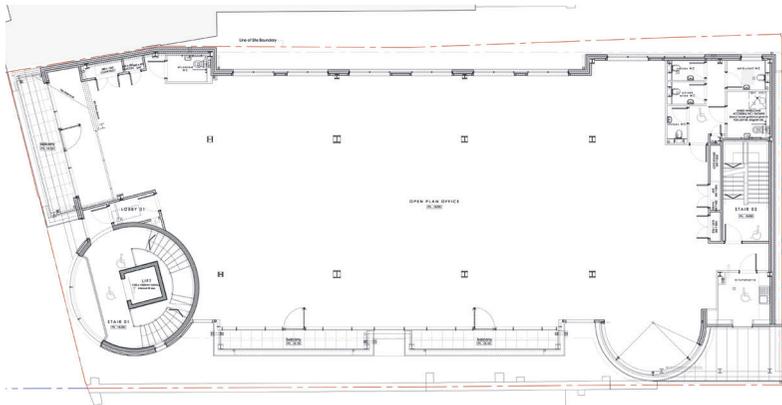
Ground floor plan



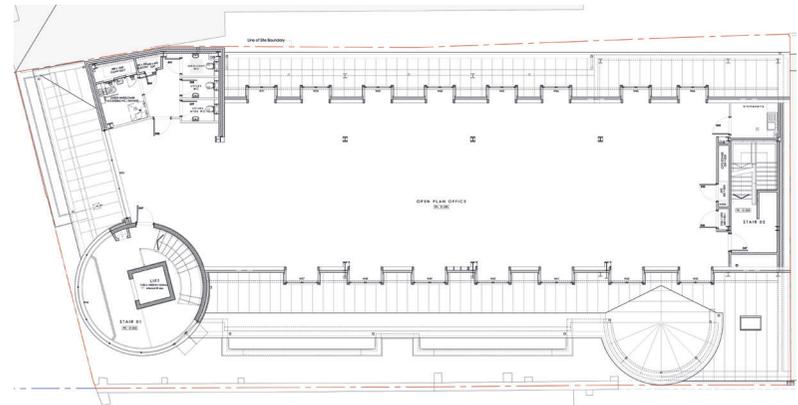
First & Second floor plans



Third floor plan

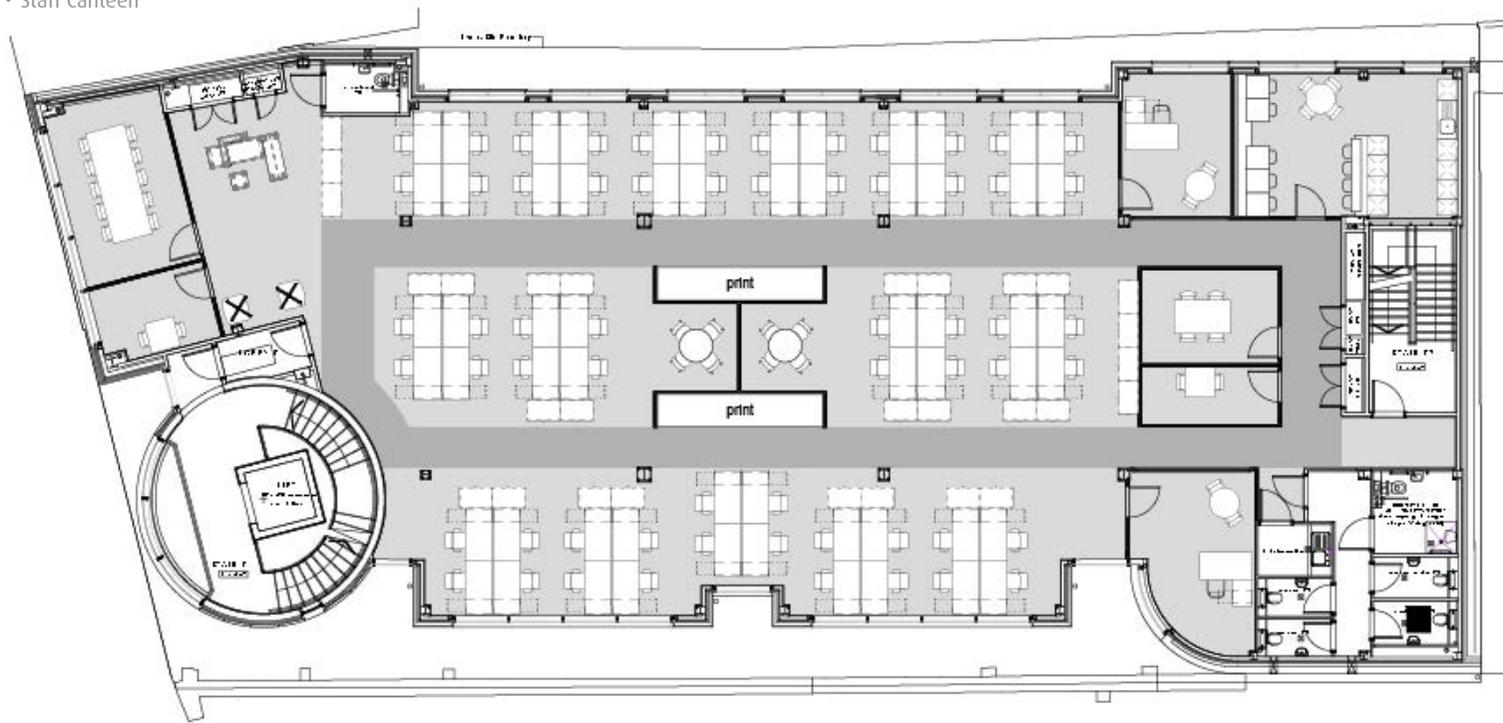


Fourth floor plan



## Test to fit floor plan

- 60 Open plan desks
- 2 Cellular offices
- 1 Board Room
- 3 Meeting rooms
- Staff Canteen



## Accommodation

The four upper floors will provide clear open plan space with excellent natural light and the accommodation (measured in accordance with IPMS 3 and subject to verification on completion), is proposed as:

1st Floor:	5,737 sq.ft	(533 m2)
2nd Floor:	5,737 sq.ft	(533 m2)
3rd Floor:	5,167 sq.ft	(480 m2)
4th Floor:	3,434 sq.ft	(319 m2)
<b>Total Office Area:</b>	<b>20,075 sq.ft</b>	<b>(1,865 m2)</b>

In addition, there will be 17 ground floor parking spaces which will be available on a pro rata basis.

## Availability

The premises are available to occupy from End Q3 2017.

## Lease and Rental Terms

The length of lease and quoting rental are by negotiation with further details available upon application to the Lessor's joint sole agents.

The premises are available to let either as a whole to a single occupier or on an individual floor by floor basis.

## Legal Costs

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

## The Developer

The development is being undertaken by Comprop (CI) Limited. Based in the Channel Islands, Comprop is a leading privately owned property developer of both commercial and residential sites in Jersey and Guernsey. Recent projects include Gategny Court in Guernsey and Weighbridge House in Jersey. More information can be found at [www.compropci.com](http://www.compropci.com)



## Viewing

Strictly by appointment with the Lessors' joint-sole agents;



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Ground Floor, Dialogue House  
2 - 6 Anley Street  
Jersey, JE4 8RD

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Web: [www.realestate.bnpparibas.je](http://www.realestate.bnpparibas.je)



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45 Century Buildings  
St. Helier  
Jersey, JE2 3AD

Contact: Jon Carter  
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SUBJECT TO CONTRACT

BNP Paribas Real Estate (Jersey) Limited and CBRE 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 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 himself 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 BNP Paribas Real Estate (Jersey) Limited or CBRE Jersey Limited nor any person in their employment has any 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 subsequent amendment. All maps and plans are published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract. January 2014.



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