

# Lime Grove House

Self Contained Office HQ

**LGH**

7,169 – 31,753 SQ FT

Lime Grove House is a landmark building prominently situated on the approach to the heart of St Helier's thriving business district.

LGH



# Jersey

Jersey is the largest of the Channel Islands, situated 14 miles off the north west coast of France and 85 miles from the south coast of England. The Island is well served by sea and air links to both the UK and Europe.

Jersey Airport is located 5 miles from St Helier and provides regular services to the UK, France and Switzerland. Journey times from London Gatwick and London City airports are 1 hour and 1 hour 15 minutes respectively. Ferry services from the UK to Jersey operate regularly, with a fastest journey time of 4 hours 30 minutes from Poole.



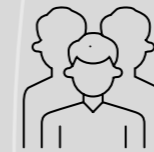
**North** 85 Miles: UK  
**West** 14 Miles: France



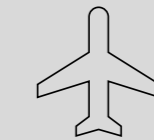
One of the World's leading offshore financial centres



Home to numerous multi-national financial services businesses



Centre of excellence for professional services



Excellent communications with the UK mainland and Europe



LGHI

The offices are fully fitted and provide a contemporary mix of open plan and cellular offices.



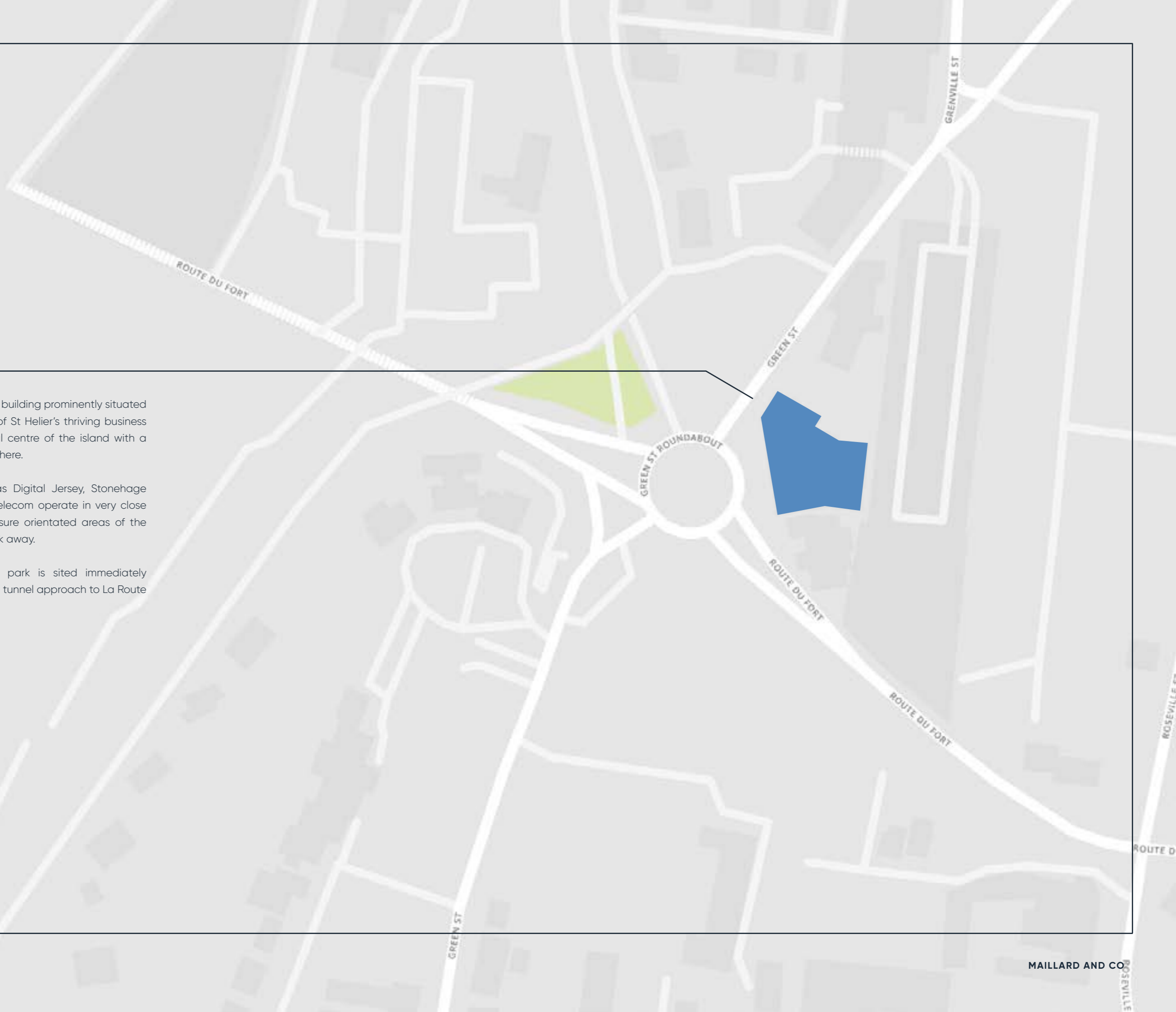
## Location


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Lime Grove House is a landmark building prominently situated on the approach to the heart of St Helier's thriving business district. St Helier is the financial centre of the island with a majority of businesses locating there.

Well-known companies such as Digital Jersey, Stonehage Fleming, Mourant and Jersey Telecom operate in very close proximity with the key retail leisure orientated areas of the Town are but a few minutes' walk away.

Green Street multi-storey car park is sited immediately adjacent as is the ring road and tunnel approach to La Route du Fort roundabout.





Lime Grove House provides between 7,169 – 31,753 sq ft of fully fitted office accommodation, which can be let in its entirety or on a floor by floor basis.

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## Description

Lime Grove House provides a purpose built four storey prime office building which has been fitted out to high standard. The offices are fully fitted and provide a contemporary mix of open plan and cellular offices/meeting rooms together with ample breakout areas creating a modern community space. The offices are ready for immediate occupation. The third floor provides several large meeting rooms and two boardrooms as well as a large staff canteen and breakout area.

In addition, the building boasts a range of on-site parking facilities with covered cycle storage and 31 parking spaces with men and women's shower and changing facilities. The building is also fibre connected. It should also be noted that the usability of all operational floor space has been maximised configuration wise, and emphasis placed on the creation of a bright and airy working environment.

The building specification is as follows:

- Full access raised floor incorporating 150mm clear void to all office areas
- High quality suspended ceiling incorporating category two recessed lighting
- Comfort cooling/heating throughout office areas
- Two 10 passenger lifts
- Hardwood doors, frames and skirting to all areas
- Shower room (on first floor)
- Separate male and female WC facilities on each floor

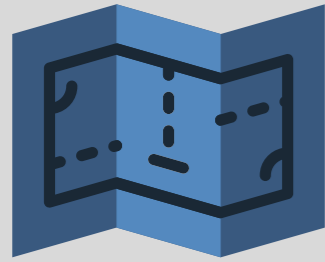




The third floor provides several client meeting rooms together with ample breakout areas creating a modern community space.

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# Accommodation

The net internal areas are as follows:

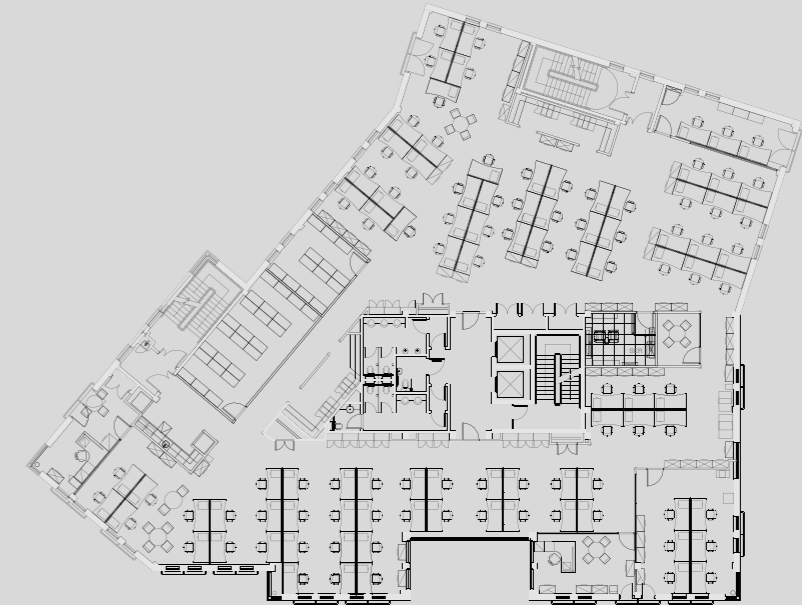
Floor	Area (sq ft)	Area (sq m)
Ground Floor	7,857	729.91
First Floor	8,202	761.96
Second Floor	8,525	791.97
Third Floor	7,169	666.00
Total	31,753	2,949.84

# Terms

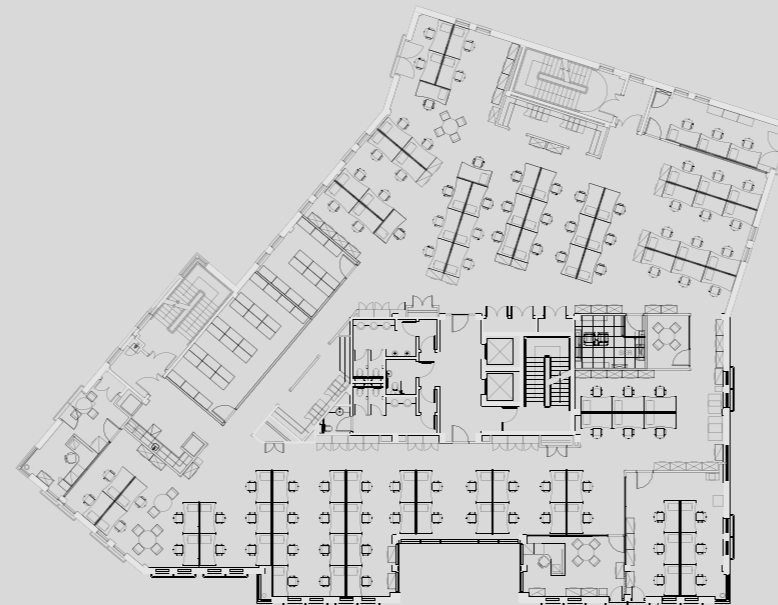
The property is available by way of a new Full Repairing and Insuring sublease or assignment for a term and rent to be agreed. Further details available on request.



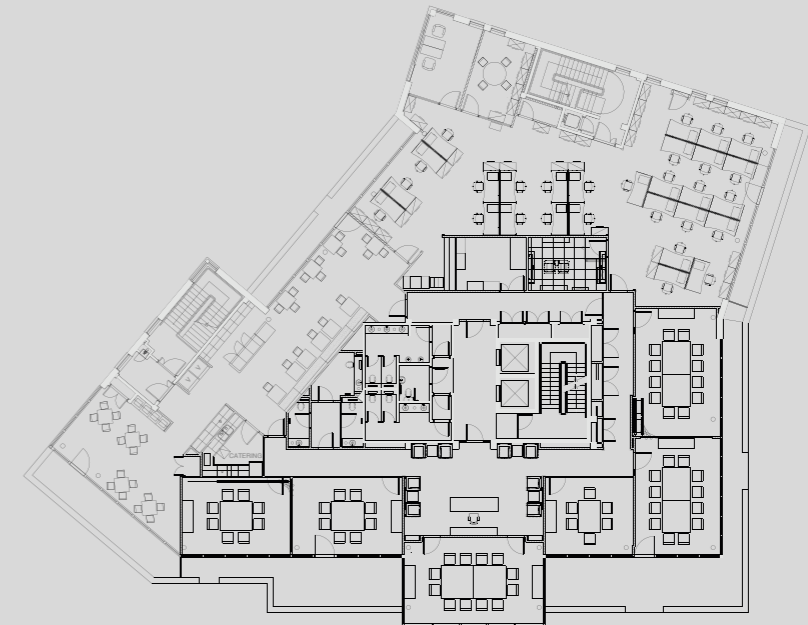
Ground Floor



First Floor



Second Floor



Third Floor

# Lime Grove House

## Self Contained Office HQ

### Viewing

Strictly upon appointment, for further information  
please contact the sole letting agent:

Contact: **Ed Newman MRICS**  
E-mail: [Enewman@maillardandco.com](mailto:Enewman@maillardandco.com)

Contact: **Simon Gale LLB Hons**  
E-mail: [Sgale@maillardandco.com](mailto:Sgale@maillardandco.com)

**Maillard  
&C<sup>o</sup>**

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