

A blurred photograph of two business professionals walking in a city street. The woman on the left is wearing a light-colored blazer and dark trousers, carrying a bag. The man on the right is wearing a dark suit and is talking on a mobile phone. The background is a busy city street with blurred buildings and other pedestrians, creating a sense of motion and a fast-paced environment.

STRATEGIC  
LOCATION  
IMPOSING  
PRESENCE

13-15  
CASTLE STREET  
JERSEY

STRATEGIC  
LOCATION  
IMPOSING  
PRESENCE

13-15  
CASTLE STREET  
JERSEY

Substantial office buildings totalling 43,400 sq ft, forming a pivotal component of St Helier's central business district and new waterfront areas.

First time marketed since development completed in 2000. Two freehold office buildings offered together or separately. Lying at the epicentre of St Helier's major new business district and Waterfront regeneration scheme.



13 - 15 Castle Street

#### The Island of Jersey

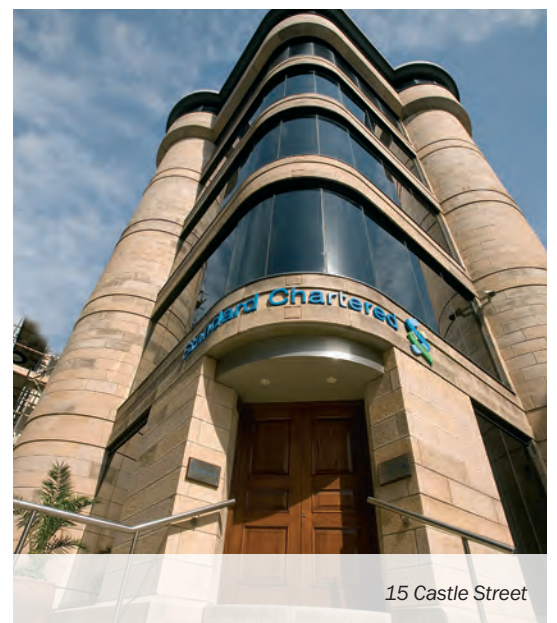
The largest of the Channel Islands archipelago Jersey is situated some 100 miles south of mainland Britain and 14 miles west of France. Although classed as a 'Crown Dependency' the Island is self governing and operates within its own legal and fiscal framework subject to compliance with international conventions.

With a 40 year track record the finance industry provides sixty per cent of Jersey's GDP and is therefore the Island's economic mainstay. A stable government, competitive tax environment, high level of probity and a significant body of expertise have heightened the Island's international profile as an offshore centre.

Thus Jersey now possesses 46 banks, over 30,000 registered companies and more than £170 billion deposited locally at any one time. The Island also has a flourishing fund management sector with over £176 billion under management and a world renowned expertise in trusts with nearly 200 trust companies, all regulated by the Jersey Financial Services Commission.

#### 13-15 Castle Street, St Helier, Jersey

Castle Street is a key constituent of St Helier's central business district, connecting the traditional heart of the town with the emerging contemporary areas of the Esplanade, Liberty Wharf and Waterfront beyond. With frontages to Castle Street and Commercial Street, the property occupies a substantial footprint and interfaces with buildings occupied by Jersey Trust, Spoor & Fisher, Zurich Financial Services and ABN Amro Bank.



15 Castle Street

The status of the immediate vicinity has been enhanced by the construction of No 26 Esplanade opposite (let to AIB Bank, Capita and the Jersey Financial Services Commission) and the development of Liberty Wharf.

The town's prime retail pitch and associated bars and restaurants are within a minute's walk.

## Description

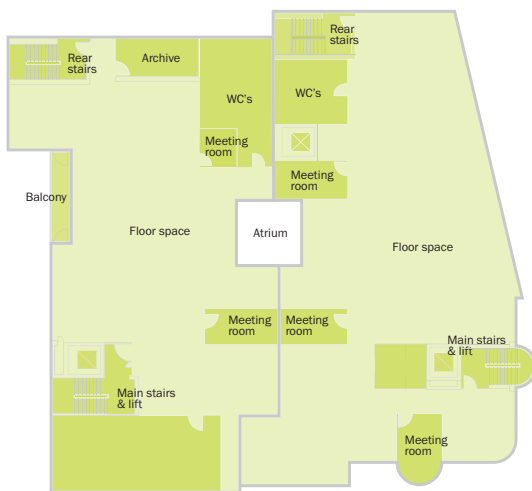
Forming the second phase of a large office scheme completed in 2000 these five storey buildings successfully combine a traditional Jersey style with contemporary architecture in both a prominent mainstreet location and a courtyard setting. Each oversails a secure basement car park whilst being capable of being conveyed as a separate entity. The pair provide approximately 43,460 square feet net of high quality office accommodation in total fitted to 'Cat A' standard by the developer and vendor, FBF Developments Limited.

Whilst forming an integral part of a larger complex, each building expresses its individuality via the design of its external envelope together with the variety of materials used including granite, limestone, slate terracotta and render contrasting with contemporary curtain walling. Internally natural light levels are excellent by virtue of a multitude of facades and atria.

### Typical office amenities include:

- VRV air handling system
- Suspended ceilings with recessed lighting
- High speed ten person lift(s)
- Ample showers, kitchens and toilet facilities
- Raised access flooring
- Fire detection and alarms
- Flexible rectangular floorplates
- Dedicated basement parking

Car park access and egress is via Commercial Street whilst the rear courtyard can be approached during business hours via Charing Cross at one end and Castle Street at the other.



## VAT

Value added tax is not levied in Jersey. Goods and Services Tax (GST) may be applicable. All figures quoted in this brochure are exclusive of GST and we would recommend that prospective purchasers make their own enquiries in this regard.

## Proposal

We are instructed to seek offers in excess of £17,625,000, subject to contract, for the freehold sale of the combined investment.

A conventional purchase at this level would provide the purchaser with an initial net yield of 6.715% after an allowance of 4.25% for purchaser's costs.

The investment can also be split into two lots. Accordingly individual prices of £8,436,206 and £9,188,794 apply for Nos. 13 and 15 respectively.

Each party to be responsible for their own legal and other costs whether or not a transaction is completed.

## Documentation

Copies of the leases and floor plans are available upon request.

## Tenancies

This investment offering benefits from the first class covenant status of the Standard Chartered Bank Group in the form of institutional style FR & I tenancies that are shown in the table below.

## Tenant Information

Standard Chartered has a banking heritage spanning 150 years. Employing in excess of 80,000 people its global reach spans 1,700 branches in 70 countries. Standard Chartered Plc, listed on the London, Hong Kong and Mumbai stock exchanges, ranks among the top 20 companies in the FTSE-100 by market capitalisation: [www.standardchartered.com/je](http://www.standardchartered.com/je)

### Other key information sources:

- Jersey Government: [www.gov.je](http://www.gov.je)
- Financial Regulatory Authority: [www.jerseyfsc.org](http://www.jerseyfsc.org)
- Jersey Finance Limited: [www.jerseyfinance.je](http://www.jerseyfinance.je)



Building	Tenant	Area Sq Ft N.I.A	Guarantor	Lease Start	Lease Expiry	Current Rent	Next Review	Sub Tenant
13 Castle Street	Standard Chartered Grindlays (Offshore) Limited	20,793 Eaves 48 Car Park 15	Standard Chartered Bank Plc	13.11.00	12.11.25 (Tenant break 13.11.18)	£590,527.95	13.11.12	Sanne Trust Co KPMG CI Osiris Man Services Ltd
15 Castle Street	Standard Chartered Bank CI Limited	22,619 Kitchen 72 Store 207 Car Park 16	Standard Chartered Bank Plc	13.11.00	13.11.25 (Tenant break 13.11.18)	£643,210.05	13.11.12	None

STRATEGIC  
LOCATION  
IMPOSING  
PRESENCE

13-15  
CASTLE STREET  
JERSEY



**Viewing and more information contact**

*Strictly upon application to the vendor's sole agent*

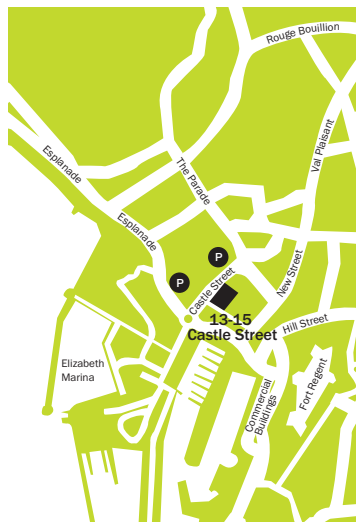
Richard Lock or Simon Buckley  
Buckley and Company Limited  
P O Box 254  
43 Hilgrove Street  
St Helier  
Jersey  
JE4 8TT

Tel: +44 0 1534 880880

Fax: 44 0 1534 759374

E-Mail: [info@buckleyandcompany.co.uk](mailto:info@buckleyandcompany.co.uk)

[www.buckleyandcompany.co.uk](http://www.buckleyandcompany.co.uk)



**IMPORTANT NOTICE**

No description or information given about the property or its value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company. Any photographs and artist's impressions show only certain parts of the property and are an impression only, they are not intended to be taken as an exact interpretation.

Any areas, measurements or distances are approximate only.

Any purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any information.