

Food & Beverage Opportunity

# IFC6 JERSEY



**A unique opportunity for an ambitious bar-restaurant operator to create an exciting dining experience, within the heart of Jersey's Central Business District and growing Waterfront area.**

IFC 6 is the third office building within the International Finance Centre. This Super-Prime Grade A Office building is set to become the new home to the financial services business Aztec Group, one of the largest employers in Jersey with over 550 employees and Butterfield Group.

Jersey's Central Business District is home to a number of leading international, financial and legal firms. Occupiers at IFC Jersey include large organisations such as: BNP Paribas, Apex, UBS AG, TMF Group and CVC Capital.





### Location Key

Key 1	RBC / Deloitte
Key 2	HSBC
Key 3	Maples Group / Jersey Finance
Key 4	Carey Olsen / Crestbridge
Key 5	Ogier / Intertrust / EFG
Key 6	Citibank
Key 7	KPMG / PwC / Canaccord
Key 8	JTC
Key 9	IFC 1 – BNP Paribas / UBS / Ashburton / TMF Group / E.D Capital
Key 10	IFC 5 – Apex / CVC Capital / Oppenheimer / PBS Workplace
Key 11	IFC 6 – Aztec Group / Butterfield Group
Key 12	Jersey Financial Services Commission
Key 13	Santander
Key 14	Sand Street Car Park
Key 15	EY / Investec
Key 16	BDO / Quilter Cheviot
Key 17	Hambros / Appleby
Key 18	Hawksford
Key 19	Barclays
Key 20	Liberty Wharf Shopping Centre & Bus Terminus
Key 21	Waterfront Leisure complex
Key 22	Waterfront Underground Car Park & Marina Gardens
Key 23	Horizon - Jersey's latest Residential, Retail and Food & Beverage Destination
Key 24	Radisson Blu Hotel
Key 25	Les Jardins Car Park

The ground floor Food & Beverage unit occupies a prominent position facing onto Trenton Square and IFC 5 and includes an extensive al fresco dining area.

The prospective tenant has the unique opportunity for an exclusive all-day and evening food & beverage offering capturing the high volume of business employees and residents within the immediate vicinity. With full height windows across all the elevations, the unit will benefit from natural light throughout.

The unit provides 4,230 sq.ft (393.00 sq. m) with an additional al fresco area of 1,701 sq.ft (158 sq. m) and will be finished to a shell and core specification, ready for an incoming tenant's fit out.

8,000

Employees  
within 500m

850

Apartments on the  
Waterfront

135,000

Weekly visitors  
to town

2,000

Public parking spaces  
within 500m

2,500

Living on  
the Waterfront





## The Developer

Jersey Development Company is the Government of Jersey's regeneration arm. We are a delivery vehicle for the Government of Jersey, carrying out property development and major regeneration for the long-term benefit of the people of Jersey.

## IFC Jersey

IFC Jersey is a prestigious office development that will provide 470,000 sq. ft (43,665 sq.m) of modern Grade A Super-Prime office space across six standalone buildings with private car and bicycle parking beneath the buildings.

The buildings are designed to maximise productivity and wellbeing for those who work here, setting a new benchmark in terms of quality, design and specification, providing excellent levels of natural light, column-free floor plates and high-quality unitised facades.

## IFC 6

The building provides 62,795 sq. ft of Premium Grade A office accommodation, which has been 100% pre-let, with the majority to Aztec Group.

The building will achieve a BREEAM 'Excellent' Environmentally rating and has obtained a WiredScore 'Gold' certification, demonstrating the building's commitment to providing a best-in class digital experience for tenants.



**WiredScore**  
GOLD



**EXCELLENT**

## Areas:

Floor	Sq. Ft	Sq. M	Status
Ground	4,230	393,00	Available

The Unit will benefit from the following incoming services: electricity, gas, water & drainage.

IFC 6 expected completion date: December 2023

## Availability:

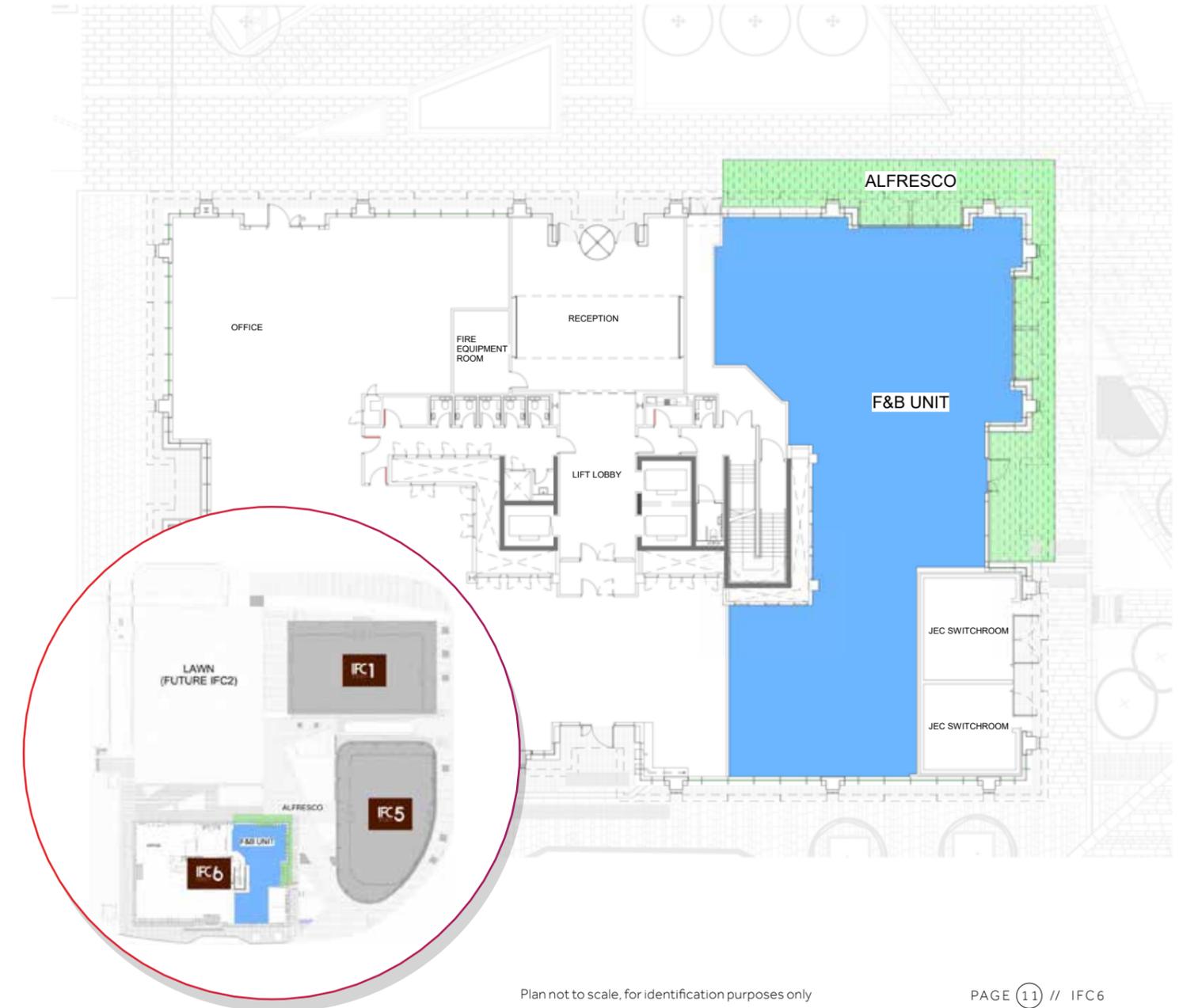
The property is by way of a new lease, for a minimum term of 9 years.

Asking rental upon application.

All figures quoted are exclusive of all occupational outgoings including Service Charge, Occupier and Foncier Rates and any other associated occupational costs and exclusive of GST if applicable.

## Legal costs:

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



Plan not to scale, for identification purposes only

# IFC6

JERSEY



Please contact Chris Daniels for more information.  
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Scan the code to find out more

