

ROCK

COMMERCIAL
PROPERTY AGENTS

CONTACT PETER VAN DE VELDE
1 HARBOUR VIEW THE ALBANY
ST PETER PORT GY1 1AQ
T 01481 728559 M 07781 127210
E PETER@ROCKCOMMERCIAL.CO.UK



TO LET INDIVIDUAL OFFICES OR OFFICE SUITES 18-20 SMITH STREET, ST PETER PORT

FIRST & SECOND FLOOR SERVICED OFFICES

CHOICE OF SINGLE OFFICES OR OFFICE SUITES

SITUATED IN THE CENTRE OF TOWN

AIRCONDITIONED, NATURAL LIGHTING AND RAISED ACCESS FLOORING

ATTRACTIVE RENTAL RATES

These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or mis-statements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

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GENERAL

18 - 20 Smith Street offers a number of individual offices or suites of rooms offering a wide variety of open plan flexible accommodation, all of which have plenty of natural lighting, air conditioning and suspended ceilings.

The rental figures per annum are inclusive of electricity, rates, building insurance and water. Male and female toilets are located on each floor. Broadband is also supplied in each office.

LOCATION

The property is located in the centre of St Peter Port at the top end of Smith Street. In the immediate vicinity there are various law firms and insurance companies plus various retail outlets.

ACCOMMODATION

The demise is 3,825 sq ft over two floors and comprises:

Ground floor - The stairs from the ground floor lead up to the reception area which has access to the offices, meeting rooms and stairs to the second floor. There is a visitors cloakroom, small glazed meeting room and large board room.

First Floor

Room 1 216 square feet

Shared boardroom

Suite 1 comprises:

AVAILABLE

Room 2 75 square feet

Rate per annum £2,000

Room 3 137 square feet

Rate per annum £3,500

Room 10 540 square feet

Rate per annum £14,000

Suite 2 comprises:

Room 4 219 square feet

Rate per annum £5,500

LET

Room 5 160 square feet

Rate per annum £5,000

LET

Room 6 411 square feet

Rate per annum £11,000

LET

Room 7 151 square feet

Rate per annum £1,510

LET

Room 8 60 square feet

Rate per annum £600

LET

Room 9 344 square feet

Rate per annum £9,000

LET

Second Floor,

Stairs from the reception lead to the second floor. A corridor leads to the seven cellular offices which overlook the front and rear of the property. There is access to male and female toilets facilities.

Room 10 149 square feet

Rate per annum £5,500

AVAILABLE

Room 11 256 square feet

Rate per annum £7,000

LET

Room 12 191 square feet

Rate per annum £5,500

LET

Room 13 190 square feet

Rate per annum £5,500

AVAILABLE

Room 14 142 square feet

Rate per annum £4,000

LET

Room 15 147 square feet

Rate per annum £4,000

LET

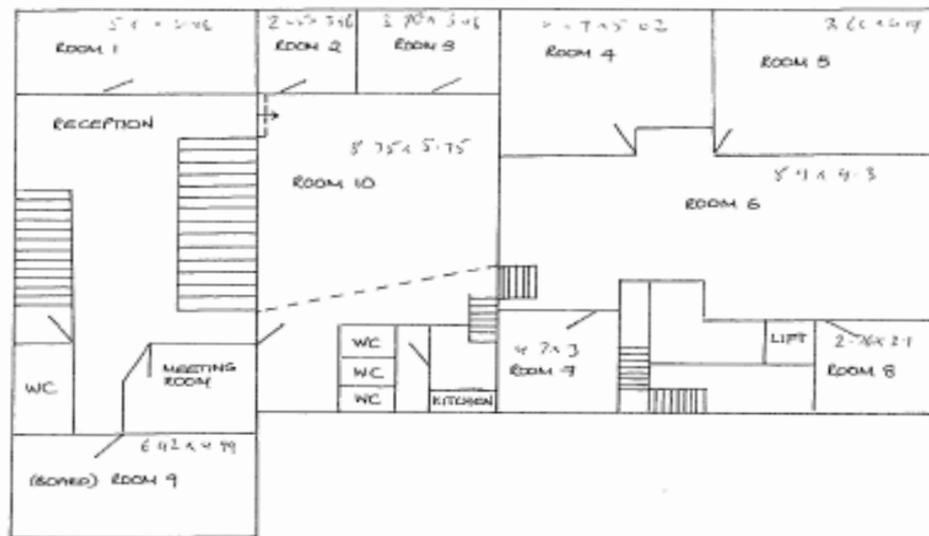
Room 16 204 square feet

Rate per annum £5,500

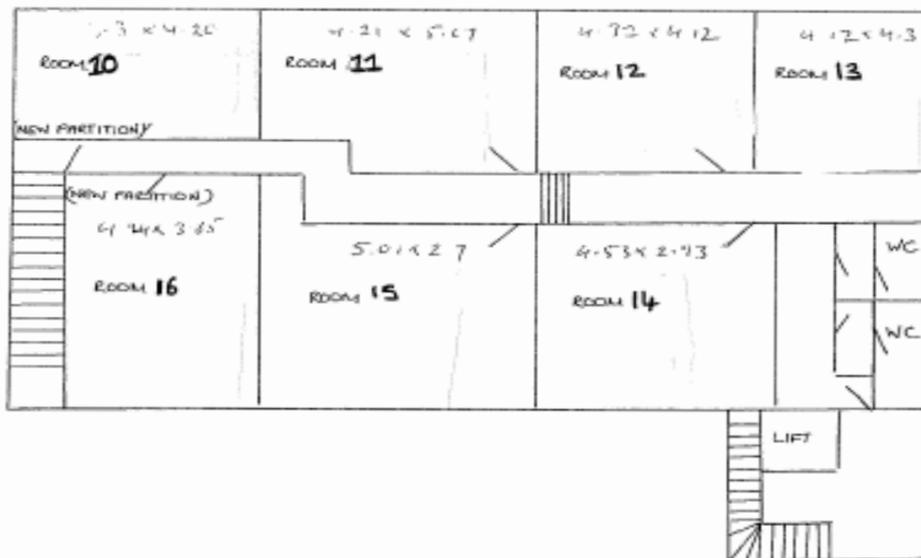
AVAILABLE



18 - 20 SMITH STREET - 1st FLOOR



18 - 20 SMITH STREET - 2nd FLOOR



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FURTHER INFORMATION AND VIEWING

Strictly by appointment . Please contact Rock Commercial as the Landlord's Agent:

Mr Peter Van de Velde (director) Telephone: 01481 728559 / Mobile: 07781 127210 / Email: Peter@Rockcommercial.co.uk

Opening hours 8.30am until 5.00pm. Viewings out of hours by prior arrangement

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