

# 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

### 1ST FLOOR, PARK PLACE

PARK STREET, ST PETER PORT, GY1 1EE

1ST FLOOR OFFICE  
FULLY FITTED GRADE A OFFICE  
FULLY REFURBISHED  
SECURE PARKING SPACES  
AVAILABLE IMMEDIATELY

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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## LOCATION

Park Place is a granite fronted building located on the left hand side of Park Street, St Peter Port.

The building has been renovated and has open plan offices.

## ACCOMMODATION

The offices have new air conditioning, LED lighting, shower room and cloak rooms all presented to a high standard.

The offices offer large open plan suites.

Level 1 3,562 sq foot

Annual Rent £32.50 per sq ft.

NB: In addition to the annual rent there will be a service charge of £5 per square foot.

**PARKING** - There is an excellent parking ratio of 1 space per 250 sq ft. Spaces available at £2,500 per space.

**AVAILABILITY** - This office is available immediately.

**TENURE** - Leasehold

**TERMS** - The property is available by way of a new leases direct with the landlord for a term to be agreed.

**LEGAL COSTS** - All terms are subject to contract. Each party will be responsible for their own legal costs.



## 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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