

ROCK

COMMERCIAL
PROPERTY AGENTS

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THIRD FLOOR TOWN OFFICE

La Plaiderie House, La Plaiderie, St Peter Port

Leasehold £118,436 per annum

THIRD FLOOR OFFICE

THREE ONSITE PARKING SPACES

ROOF TERRACE WITH ATTRACTIVE VIEWS

CONVENIENT TOWN LOCATION

AVAILABLE IMMEDIATELY

3,458 SQ FT OFFICE SPACE & STORAGE

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.

LOCATION

La Plaiderie House is located in the central business district, in the heart of St Peter Port's busy town centre. The property is located within easy walking distance of several public car parks.

DESCRIPTION

Located on the third floor of the building, there are great views over the harbour and islands. The office, which can be accessed by a lift, is open plan and has the benefit of a boardroom leading to a private roof top terrace which makes the most of the views. With independent access, the boardroom could be used as a reception area if required. The office further benefits from a kitchenette, two cellular offices and a WC, as well as air conditioning, raised access flooring, carpet tiled floor, suspended ceiling with recessed lighting.

ACCOMMODATION

The premises provides approximately 3,739 sq ft of accommodation and parking, comprising of:

Third Floor Offices 3458 sq.ft. @ £31.00 per sq. ft.	£107,198.00
Storage 281 sq. ft. @ £12.50 per sq. ft.	£3,512.50
Parking 3 spaces @£2,575 p.a	£7,725.00
Total	£118,435.50 p.a.
Rounded to	£118,436 p.a.

PARKING

The property has three allocated onsite parking spaces.

TENURE

Leasehold. The premise is available by way of an assignment of an existing lease which is due to expire on 28th September 2025. A sublease may also be considered.

RENT

£188,436 per annum

SERVICE CHARGE

A service charge of £6,347 is to be paid quarterly in advance.

AVAILABILITY

The property is available to rent immediately.

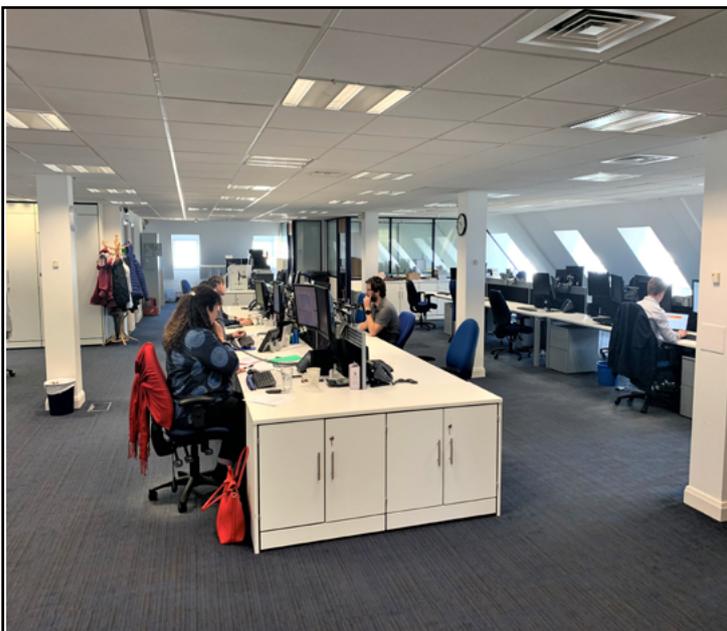
LEGAL COSTS

All terms are subject to contract. Each party is to bear their own legal costs.

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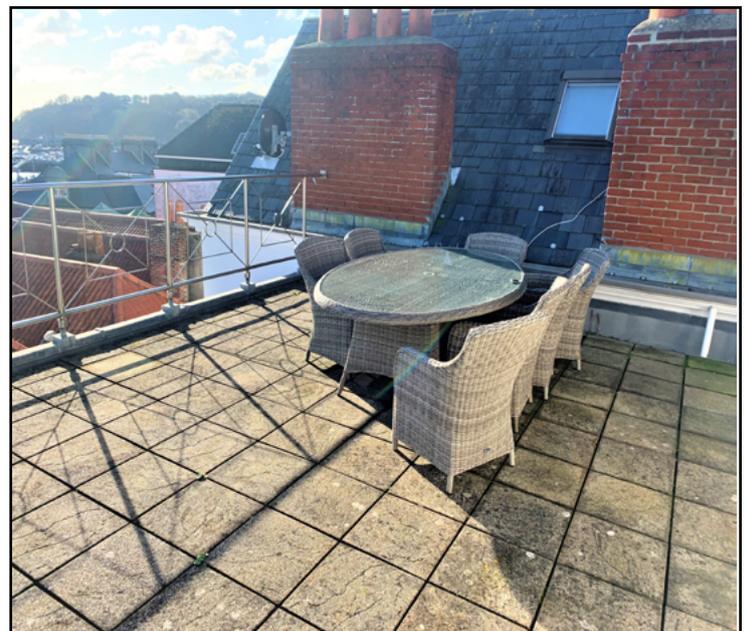


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