

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



FLEXIBLE OFFICE SPACE

MAISON TRINITY, TRINITY SQUARE, ST PETER PORT
£28 PER SQ. FT. INCLUSIVE OF SERVICE CHARGE

- NEWLY REFURBISHED
- MODERN OFFICES
- FLEXIBLE SUITE OPTIONS AVAILABLE FROM 741 SQ FT TO 9165 SQ FT
- LIFT, RAISED ACCESS FLOORING & A/C
- 7 PARKING SPACES ONSITE

These details are issued on the implicit understanding that all negotiations will be conducted through Rock Commercial. They have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliance, equipment or facilities are in good working order. Descriptions are given as an opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers/Tenants should seek verification on any points fundamental to a purchase/lease prior to signing any contracts. Whilst we

LOCATION

Maison Trinity is located in St Peter Port in the area of Trinity Square which is currently undergoing some rejuvenation and improvements. Other occupiers in the vicinity are Ferbrache & Farrell, BDO and Moore Stephens.

Nearby is the Old Quarter shopping area as well as Market Square with newly established eateries and shops.

DESCRIPTION/ACCOMMODATION

Grade A office accommodation is provided over four floors. The building has been refurbished throughout with an attractive marble entrance on the ground floor. Also on this level is a smaller office (551 sq. ft.) which could serve as a reception for another floor if desired or solely as a compact, contained office with direct access to the secure garage carpark.

On the first and second floors, the suites could be used as one large office or divided into two.

The third floor suite boasts attractive vaulted ceilings giving extra feeling of space. There is also a communications room on the third floor which is accessed via a larger room and could be offered as a staff room or kitchen area.

All floors have LED lighting, raised access flooring and A/C throughout. On each floor there are communal WC's and kitchens. All suites are accessed by security tags.

PARKING

Secure parking garage for seven cars. Further rented parking is available nearby.

Maison Trinity offers an excellent opportunity for tenants to work with the landlord to create their ideal office space.

The premises provides approximately 9,165 sq foot of accommodation which comprises the following:-

Description	Area (sq ft)	Cost Per Annum
Ground Floor - Suite 1	551	£15,428
First Floor - Suite 2	895	£25,060
First Floor - Suite 3	2,110	£59,080
Second Floor - Suite 4	954	£26,712
Second Floor - Suite 5	2028	£56,784
Third Floor - Suite 6	2002	£56,056
Parking - 7 Cars	1 Per suite plus 1 space	£2,500 per space
Total	9,165	£256,620

AVAILABLE IMMEDIATELY

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

LEASE TERMS

A lease is offered for a minimum period of 3 years. Rent will be £28 per sq. ft. inclusive of service charge and water.

Electricity, insurance and rates charged in addition.

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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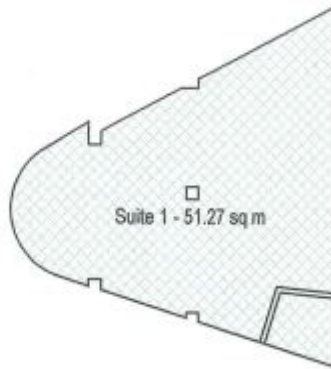
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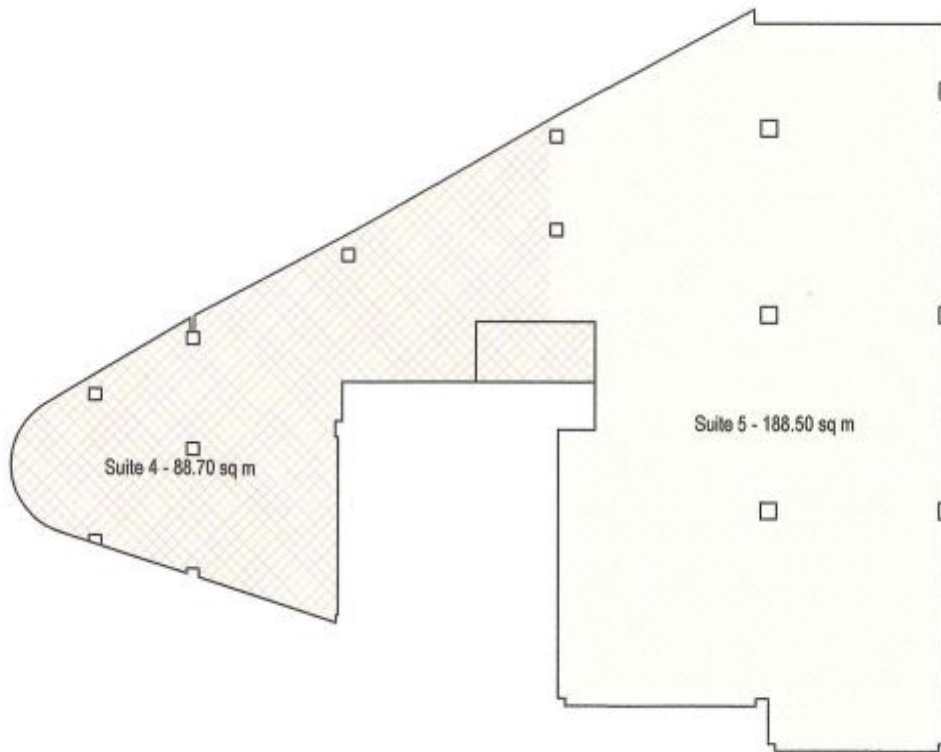
AVAILABLE LETTABLE AREAS

Ground Floor	51.27 sq m - 551 sq ft
First Floor	279.3 sq m - 3006 sq ft
Second Floor	277.2 sq m - 2983 sq ft
Third Floor	186.1 sq m - 2003 sq ft and possible 200 sq ft if available



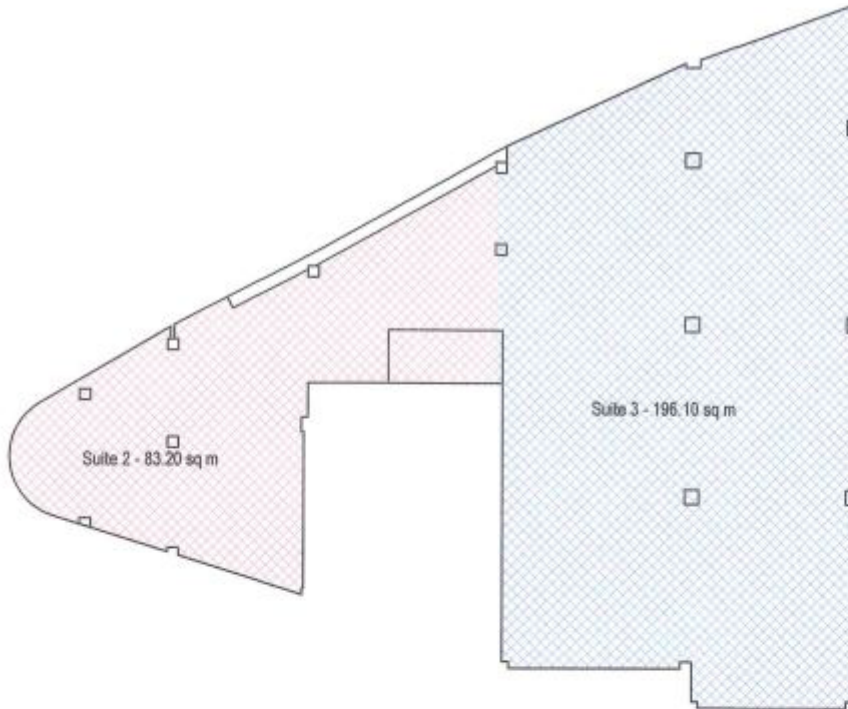
01 GROUND FLOOR LETTABLE AREA

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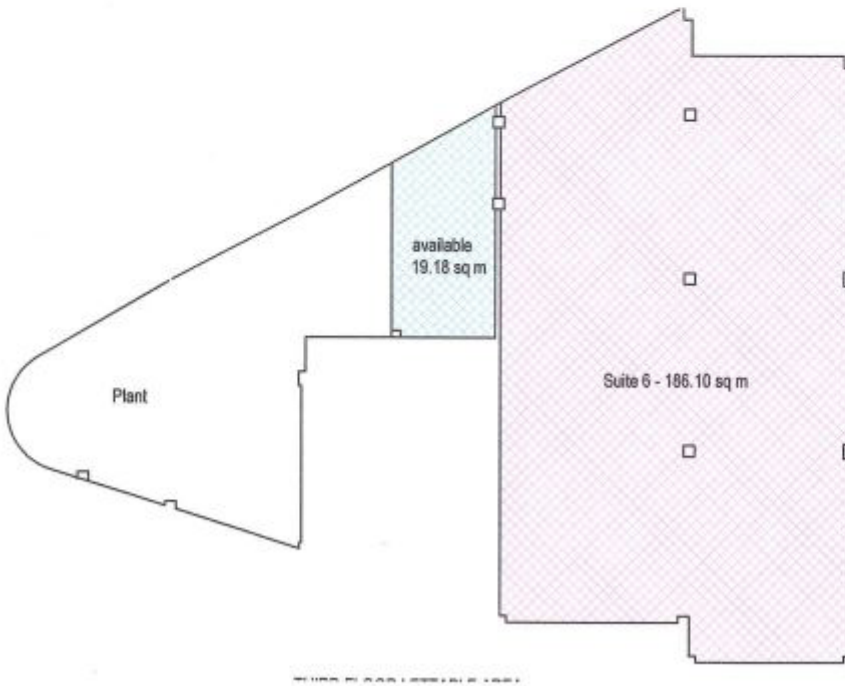


03 SECOND FLOOR LETTABLE AREA

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02 FIRST FLOOR LETTABLE AREA
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04 THIRD FLOOR LETTABLE AREA
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