

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



SUITE 2, 1ST FLOOR, CARINTHIA HOUSE, THE GRANGE, ST PETER PORT FOR RENT - £27,000 PER ANNUM

FIRST FLOOR OFFICE SUITE, 1,216 SQ. FT

OPEN PLAN OFFICE WITH MEETING ROOM

OFFICE AVAILABLE IMMEDIATELY

PARKING AVAILABLE TO RENT

£27,000 PER ANNUM

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

The office is situated in a prominent corner position on the main arterial route into St Peter Port and within walking distance of the centre of Town.

ACCOMMODATION

There is a central staircase leading to the first floor where Suite 2 is located. This office is open plan and has air conditioning, raised access flooring, dedicated kitchenette, wash room facilities and the benefit of a separate meeting room.

First Floor - Suite 2

Area - 1,216 sq. ft.

RENT

£27,000 per annum

SERVICE CHARGE

There is an annual service charge which is currently £3.70 per sq. ft. This is payable quarterly.

PARKING

Two parking spaces are available for rent nearby. This can be arranged by separate negotiation.

Rent is £3,320 per space per annum.

AVAILABILITY

These offices are available immediately.

TENURE

Leasehold. Flexible terms. Available by way of a new lease direct with the landlord.

LEGAL COSTS

Each party is 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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