ROCK COMMERCIAL PROPERTY AGENTS

CONTACT PETER VAN DE VELDE
1 HARBOUR VIEW THE ALBANY
ST PETER PORT GY1 1AQ
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E PETER@ROCKCOMMERCIAL.CO.UK

OFFICE IN CENTRAL LOCATION

SUITE 1, 2 GRANGE PLACE, THE GRANGE, ST PETER PORT

TO LET - PER ANNUM

- SMART OPEN PLAN OFFICE WITH SMALL BOARD ROOM
- DEDICATED KITCHENETTE
- PARKING FOR 2 CARS
- TRADITIONAL EXTERIOR WITH A MODERN INTERIOR
- FULLY AIR CONDITIONED WITH CAT 5 CABLING

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LOCATION

The property is located on a main arterial route into St Peter Port, close to the central business district and the town centre. There are several offices, trust and fund companies located in the immediate area.

ACCOMMODATION

Suite 1, 2 Grange Place is situated within a very attractive period property which has been developed into modern offices

In well presented condition, the suite forms part of six other units arranged over four floors. Electric, sliding doors at the entrance lead to a lobby area and all other floors. The suite is fully air conditioned and is fitted with raised access flooring, suspended ceilings, recessed lighting and CAT 5 data cabling. Suite 1, has a dedicated kitchenette and w/cs on each floor. Situated in the basement are two communal showers for the use of all tenants in the building.

Description	Area	Parking
Suite 1- Ground Floor	820sq. ft.	2

RENT

Suite 1 Rent	£33579.00 per annum
Parking Spaces x 2	£5,000 per annum
Total	£38579.00 per annum

SERVICE CHARGE

There is an annual service charge which is £5.50 per sq. ft. This is payable quarterly.

EXTERIOR

The property is approached through an archway leading to the allocated parking area. There is a small garden area opposite the entrance to the building.

PARKING

At the rear of the property there are two dedicated car parking spaces. Free long stay public parking is available nearby at The Odean Carpark.

AVAILABILITY - These offices are available immediately.

TENURE - Leasehold. The premises is available by way of a sublease.
The current lease is due to expire 31st August 2024. A longer lease could be considered by the landlord.

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:
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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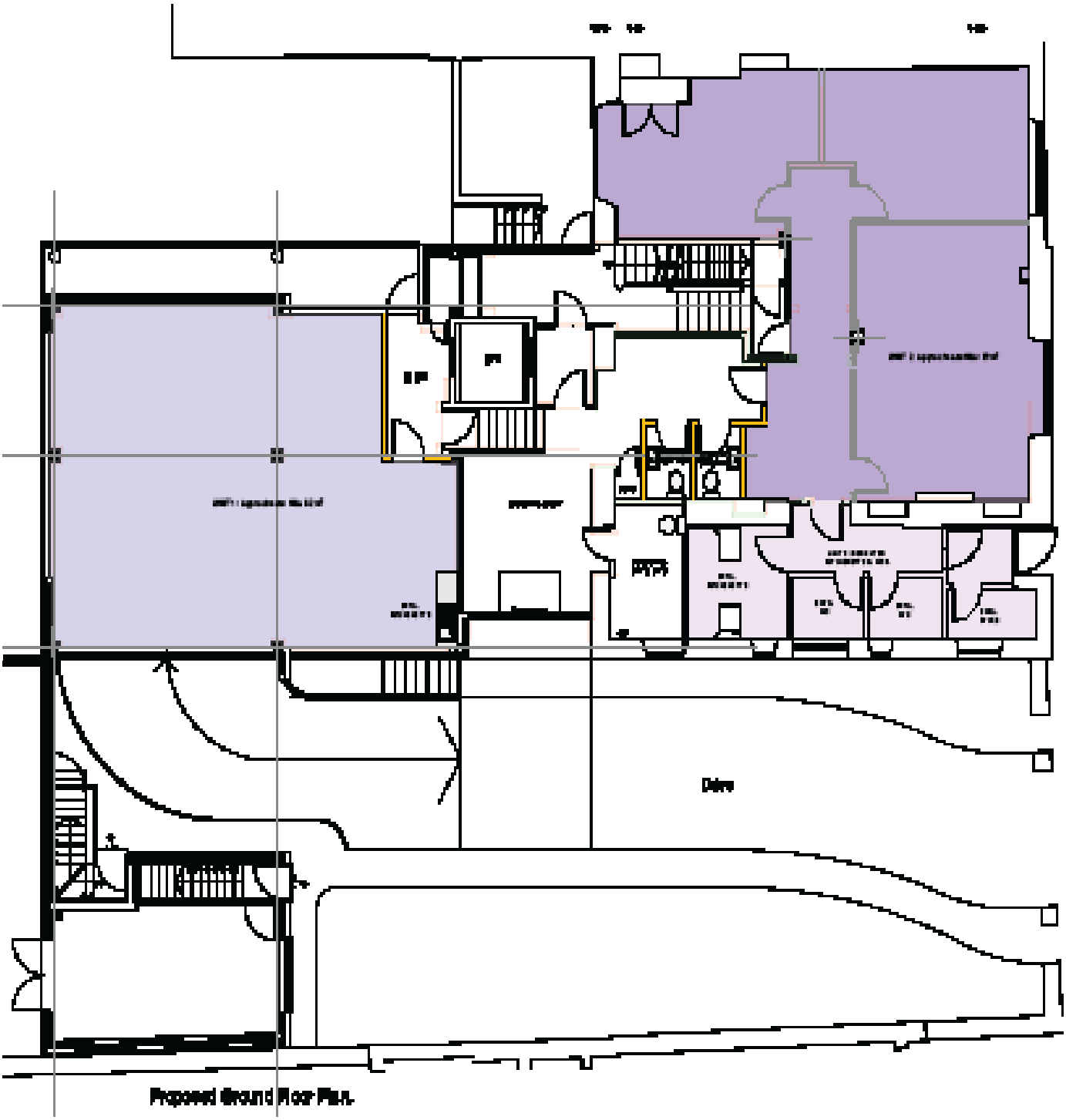
GROUND FLOOR PLAN - COURTESY OF DRP



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