

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



20 MANSELL STREET, ST PETER PORT, GY1 1HP

FOR RENT - OFFICE SPACE OR SHOP

PROMINENT POSITION IN THE TOWN CENTRE

1 HOUR PARKING DIRECTLY OUTSIDE

OFFICES AVAILABLE IMMEDIATELY

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ACCOMMODATION

Commercial Unit 1 is approved for the use of a office or shop and extends over 2 floors with access to the building through a communal area. The premises has natural light levels with a large multi paned window on the ground floor and stairs which lead to the first floor that has toilet facilities. The property is located at the top of Mansell Street in the busy pedestrian area, which is close to amenities with 1 hour parking available outside. Both Floors benefit to electric heating throughout.

DESCRIPTION AREA

Ground Floor - 143 SQFT

First Floor- 151 SQFT

RENT

£6,000 Per Annum

Rent is inclusive of water, TRP and occupier rates.

Electricity, telephone/broadband and personal insurance will be at the tenants own cost.

AVAILABILTY

These offices are available immediately

LEASE TERMS

Lease terms are negotiable but a minimum of 3 years is required.

The tenant is responsible for the interior maintenance and decor of the office space and its contents.

A lease will be provided and should be reviewed by the tenants own legal team before completion.

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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