

# First Floor Offices

18-20 Le Pollet, St Peter Port



STATUS  
**TO LET**

PRICE  
**£63,057.50**

AREA  
**2,293 sq ft**

## PROPERTY FEATURES

- Busy location in central St Peter Port
- Lift Access
- Open plan offices on 1<sup>st</sup> Floor
- Self contained toilets and kitchens
- Air conditioned

**01481 728559**  
HELLO@ROCKCOMMERCIAL.CO.UK

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## PROPERTY LOCATION

The property is located in The Pollet a busy retail street in the centre of St Peter Port above W H Smith.

The offices are accessed via a door to the left of the building where there is a lift and stairs to access the offices on the first floor

## ACCOMODATION

### DESCRIPTION

#### **First Floor office 2,293 sq ft**

Open plan office with windows to the front and back of the building, floor boxes for cabling and power access to fitted kitchen and ladies and gents toilets.

The office has recently been decorated and has new lighting and flooring.

### SERVICES

A service charge is payable to include the maintenance of the building, in addition the tenant pays for the TRP, Occupiers rates, Building Insurance and all services.

### AVAILABILITY

These premises are available for immediate occupation

### TENURE

Leasehold – the premises is available by way of a new lease for a term to be agreed.

### ARRANGE A VIEWING

For further information and viewing are 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](mailto:peter@rockcommercial.co.uk)

Opening hours 8.30am until 5.00pm.

Viewings out of hours by prior arrangement

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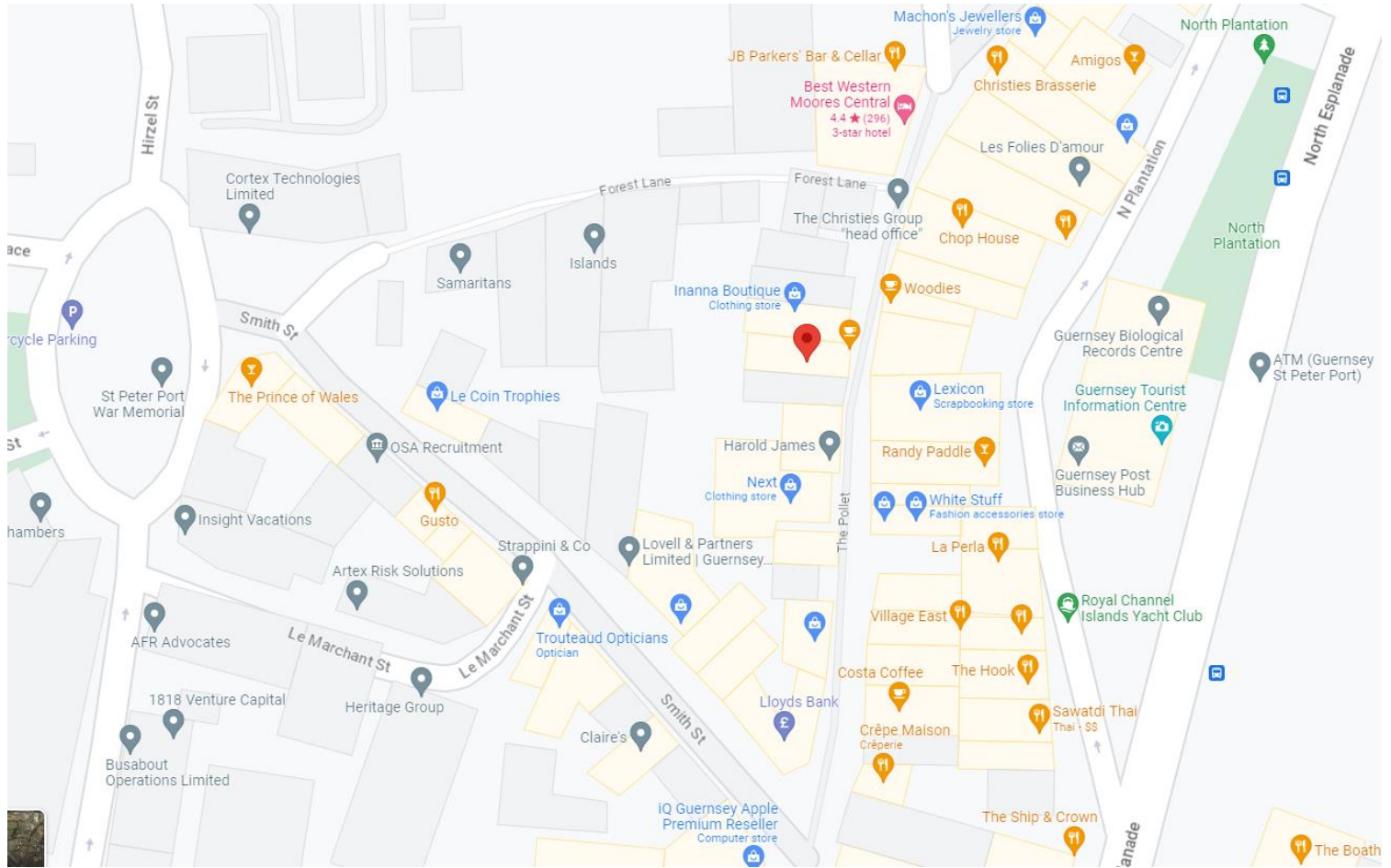
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# MAP



## COMMERCIAL PROPERTY EXPERTS

1 HARBOUR VIEW, THE ALBANY, SOUTH ESPLANADE,  
ST PETER PORT, GUERNSEY. GY1 1AQ

**TERMS:** 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 misstatements 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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