

# 2<sup>nd</sup> & 3<sup>rd</sup> Floors, Brook House, St Martin, Guernsey GY4 6AD



STATUS  
**TO LET**

PRICE  
**POA**

AREA  
**1,972 SQFT**

## PROPERTY FEATURES

- Newly refurbished offices in a well-positioned out of town location
- Open plan floorplates on the top two floors
- Excellent natural light to the offices
- Air-conditioned accommodation
- 5 Parking spaces
- Available immediately on flexible terms

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

**ROCK** COMMERCIAL  
PROPERTY AGENTS

## LOCATION

The property is located in a quiet position on the northside of Les Camps in St Martin's Village. It's location in the centre of St. Martin's provides access to all the local amenities including the Co-Op foodstore, M&S, Iceland, various retail outlets, restaurants, a petrol station and the community centre. The property adjoins Anson Court and is accessed directly from Les Camps. There are a number of bus services that run via this location and the town centre of St Peter Port is approximately 2 miles away.

## DESCRIPTION

Brook House is a four storey office building. The available offices are on the top two floors of the building and are open plan providing flexibility for an incoming occupier. They can be let as one or as separate floorplates and both have the ability to sub-divide to provide meeting rooms or cellular offices. The floors have been recently refurbished to include new air-conditioning, suspended ceilings (on the 2<sup>nd</sup> floor only), LED lighting, heat reflective windows and have been re-carpeted. The offices are accessed via a stairwell from the main entrance which leads directly to the car park. The 2<sup>nd</sup> floor has communal WC's serving both floors and each floor has its own kitchenette.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Second	1,111	103.30
Third	861	80.00

## RENT

The quoting rent for the office space is available on application.

## SERVICE CHARGE

In addition to the annual rent there is a modest service charge payable, further information is available on request.

## PARKING

This office provides 5 onsite car parking spaces with additional public parking options available nearby.

## AVAILABILITY

The offices are available to rent immediately either as a whole or a single floor.

## TENURE

Leasehold – the premises is available by way of a lease direct with the landlord.

## LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.

## CONTACT AND VIEWING

Further information and viewing the offices are strictly by appointment.

Please contact Rock Commercial as the landlord's agent:

Peter Van de Velde (Director)

Tel: 01481 728 559

Mob: 07781 127210

email: [peter@rockcommercial.co.uk](mailto:peter@rockcommercial.co.uk)

Or

Alex Titheridge

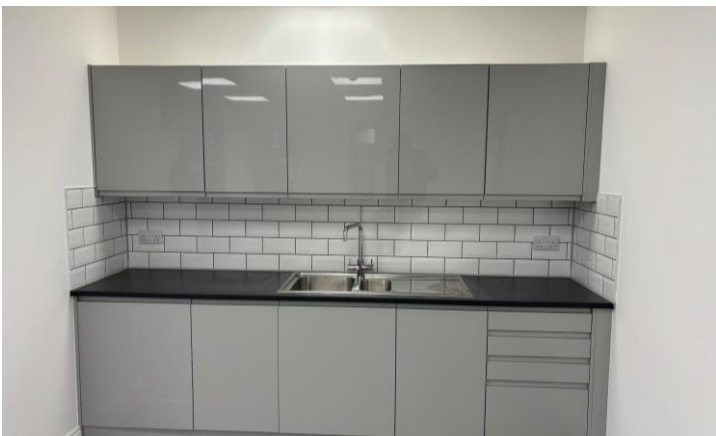
Tel: 01481 728 559

Mob: 07839 189 680

Email: [alex@rockcommercial.co.uk](mailto:alex@rockcommercial.co.uk)

Viewings are possible out of hours by prior arrangement.



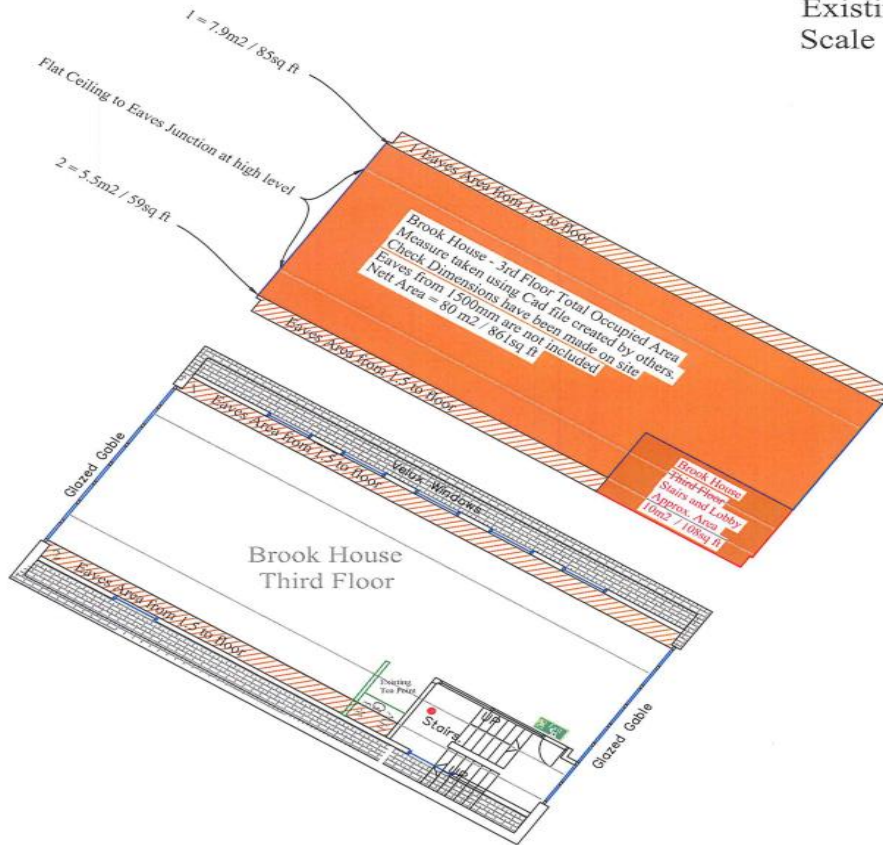


**01481 728559**  
HELLO@ROCKCOMMERCIAL.CO.UK

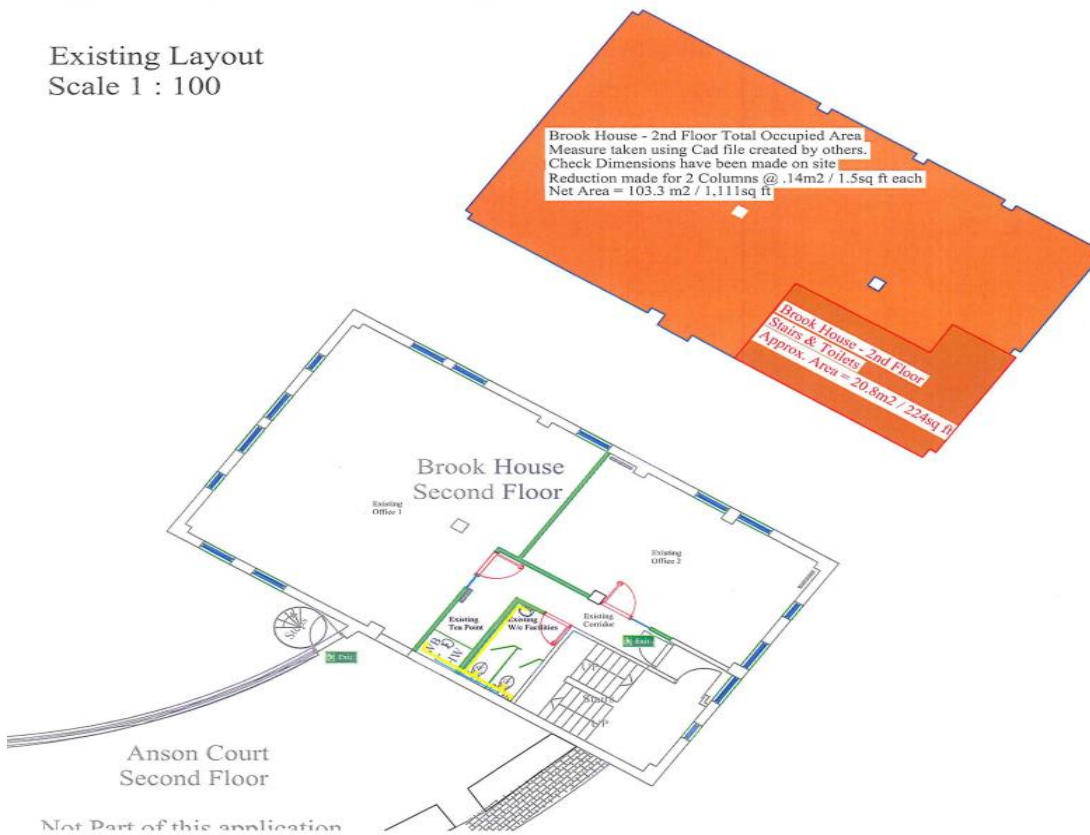
**ROCK** COMMERCIAL  
PROPERTY AGENTS

# FLOOR PLANS

Existing Layout  
Scale 1 : 100

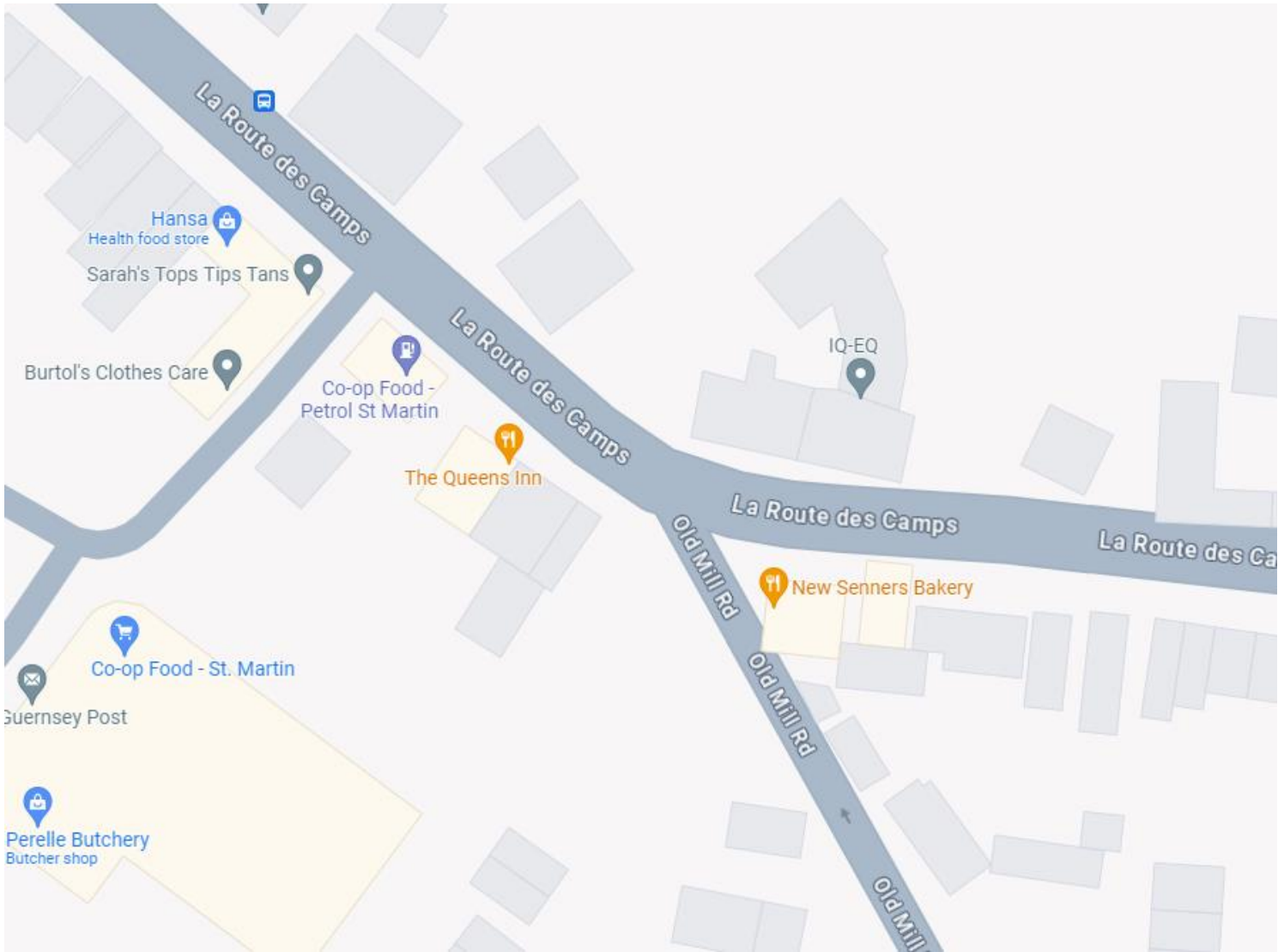


Existing Layout  
Scale 1 : 100





# 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.

# ROCK

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