

Lyric House, New Street, St Peter Port, Guernsey GY1 2PQ



STATUS
TO LET

PRICE
POA

AREA
5,691 SQFT

PROPERTY FEATURES

- Refurbished offices in a well-positioned town centre location
- Open plan regular floorplates
- Well specified 1st & 2nd floor space
- Air-conditioned accommodation
- 12 covered car parking spaces
- Available immediately on flexible terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is located in the heart of St Peter Port in the traditional legal quarter. The Old Government House Hotel, Duke of Normandie Hotel, The Royal Court and the Sunken Garden are all within 100m from the front door. All the amenities of the town centre are also a short walk from New Street which includes occupiers such as; Ravenscroft, Trinity Chambers and Vistra. Parking is available directly from New Street.

DESCRIPTION

Lyric House is a four storey office building. The available offices are on the first and second floors of the building and are open plan around a central core providing maximum 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 and include Daikin Heat Recovery VRV air-conditioning, suspended ceilings with LED lighting and have been re-carpeted. The offices are accessed via a stairwell from the recently refurbished entrance foyer which leads directly on to New Street. Each floor has kitchen and WC facilities. A passenger lift serves all floors.

ACCOMMODATION

Floor	Sq Ft	Sq M
First	2,850	264.70
Second	2,841	263.90

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 12 ground floor covered car parking spaces accessed directly from New Street 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

Or

Alex Titheridge

Tel: 01481 728 559

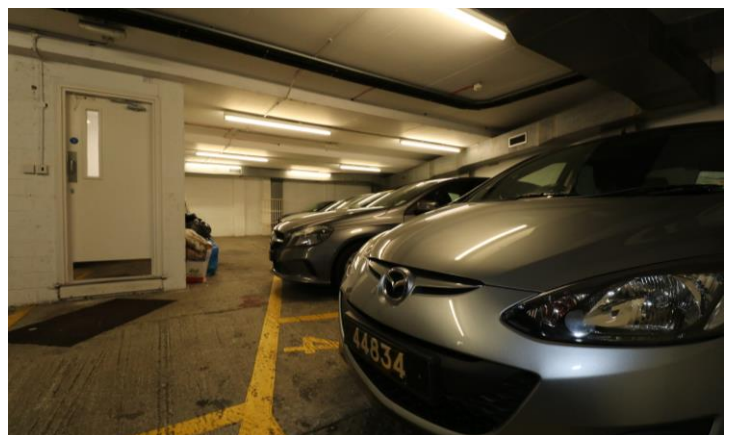
Mob: 07839 189 680

Email: alex@rockcommercial.co.uk

Viewings are possible out of hours by prior arrangement.

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FLOOR PLANS

Lyric House

1st Floor Design Concept

- 12 x Workstations
- 1 x Kitchenette / Dining Area
- 3 x Breakout Space
- 2 x Collaboration Space
- 2 x Meeting Booth
- 2 x Meeting Room / Boardroom
- 1 x Reception



Lyric House

2nd Floor Design Concept

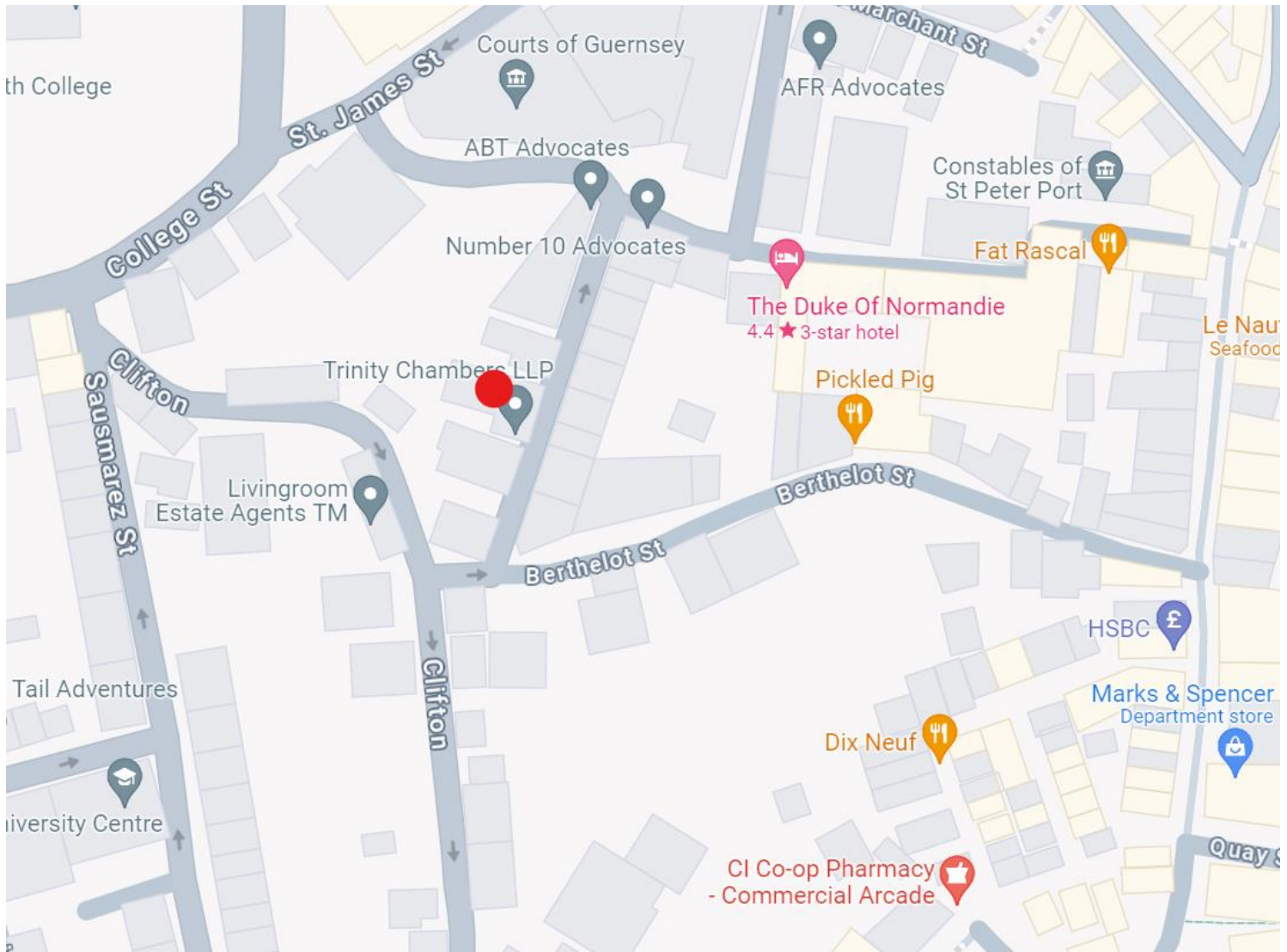
- 36 x Workstations
- 1 x Kitchenette / Social Space
- 3 x Breakout Space
- 1 x Collaboration Space
- 1 x Meeting Pod
- 3 x Private Work Pod



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MAP



COMMERCIAL PROPERTY EXPERTS

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

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