

# Maison Trinity, Trinity Square, St Peter Port, Guernsey



STATUS  
**FOR SALE**

PRICE  
**£2,000,000**

AREA  
**8,518 SQFT**

## PROPERTY FEATURES

- Newly refurbished air-conditioned offices
- Town centre location
- Secure parking for 7 cars
- £122,112 pa of income to two tenants
- Highly reversionary to 11.66% on letting the vacant accommodation

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## LOCATION

The property is located in a prominent position on the southern side of Trinity Square. It is in close proximity to Sir Charles Frossard House, the administrative HQ of the States of Guernsey and is surrounded by a number of high profile office occupiers including Skipton International, Moore Stephens, Ferbrache & Farrell and BDO. The retailing pitches of Mill Street, Market Square and the High Street are all a short distance away offering a broad range of amenities. There are also numerous public parking options along the waterfront and within Trinity Square directly opposite the property.

## DESCRIPTION

Maison Trinity is a four storey office building which has been subject to a recent refurbishment creating contemporary open plan offices capable of sub-division to allow flexibility for incoming occupiers. The ground floor has an attractive marble entrance and a small self-contained office which could be converted to a bespoke reception area. The upper floors have been converted into suites of varying sizes. The extensive refurbishment included an internal and external redecoration, a new passenger lift serving all floors, air-conditioning, LED lighting and raised access floors. There are dedicated WC's on each floor including shower facilities. There is secure parking within the ground floor garage for 7 cars.

## ACCOMMODATION

Floor	Suite	Sq Ft	Sq M
Ground	1	552	51.27
First	2	896	83.20
First	3	2,111	196.10
Second	4	955	88.70
Second	5	2,002	185.99
Third	6	2,002	185.99
<b>Total</b>		<b>8,518</b>	<b>791.35</b>

## TENANCY

The property is let to two tenants on part 2<sup>nd</sup> and 3<sup>rd</sup> floors. Both tenants are in occupation and have lease expiries in June 2027. The total rent is £122,112 pa which equates to £28 psf inclusive of service charge.

The remaining suites (1 – 4) totalling 4,514 sq ft are available to let. Assuming an ERV of £28 psf inclusive of service charge, the current income would rise from £122,112 pa to £248,448 pa.

## TENURE

Freehold.

## OPPORTUNITY

- Let the vacant office suites unit to create a fully tenanted multi-let building.
- Potential to negotiate with the existing tenants to re-gear their leases on longer terms.
- Long term change of use to residential subject to planning.

## PRICE

The freehold of the property is available at a quoting price of **£2,000,000**. This equates to a capital value of £235 per sq ft.

A purchase at this level shows a reversionary yield of 11.66% assuming a fully let building based off an all inclusive ERV of £28 per sq ft.

## 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.

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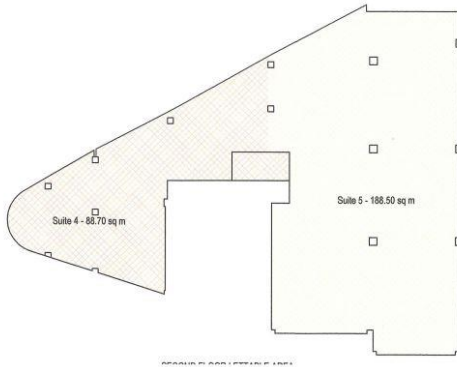
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# FLOOR PLANS

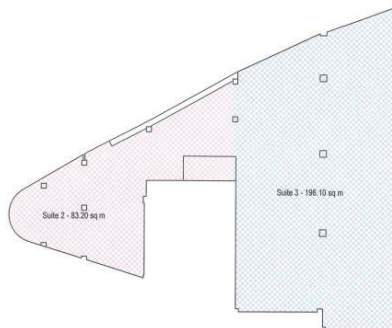
**AVAILABLE LETTABLE AREAS**  
 Ground Floor 51.27 sq m - 551 sq ft  
 First Floor 279.3 sq m - 3006 sq ft  
 Second Floor 277.2 sq m - 2983 sq ft  
 Third Floor 186.1 sq m - 2003 sq ft  
 and possible 200 sq ft if available



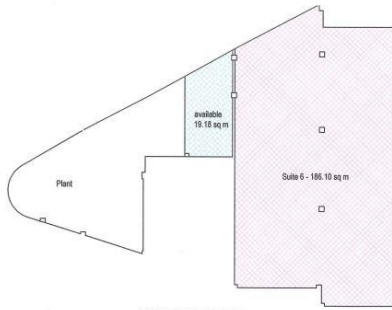
01 GROUND FLOOR LETTABLE AREA 1:100



03 SECOND FLOOR LETTABLE AREA 1:100

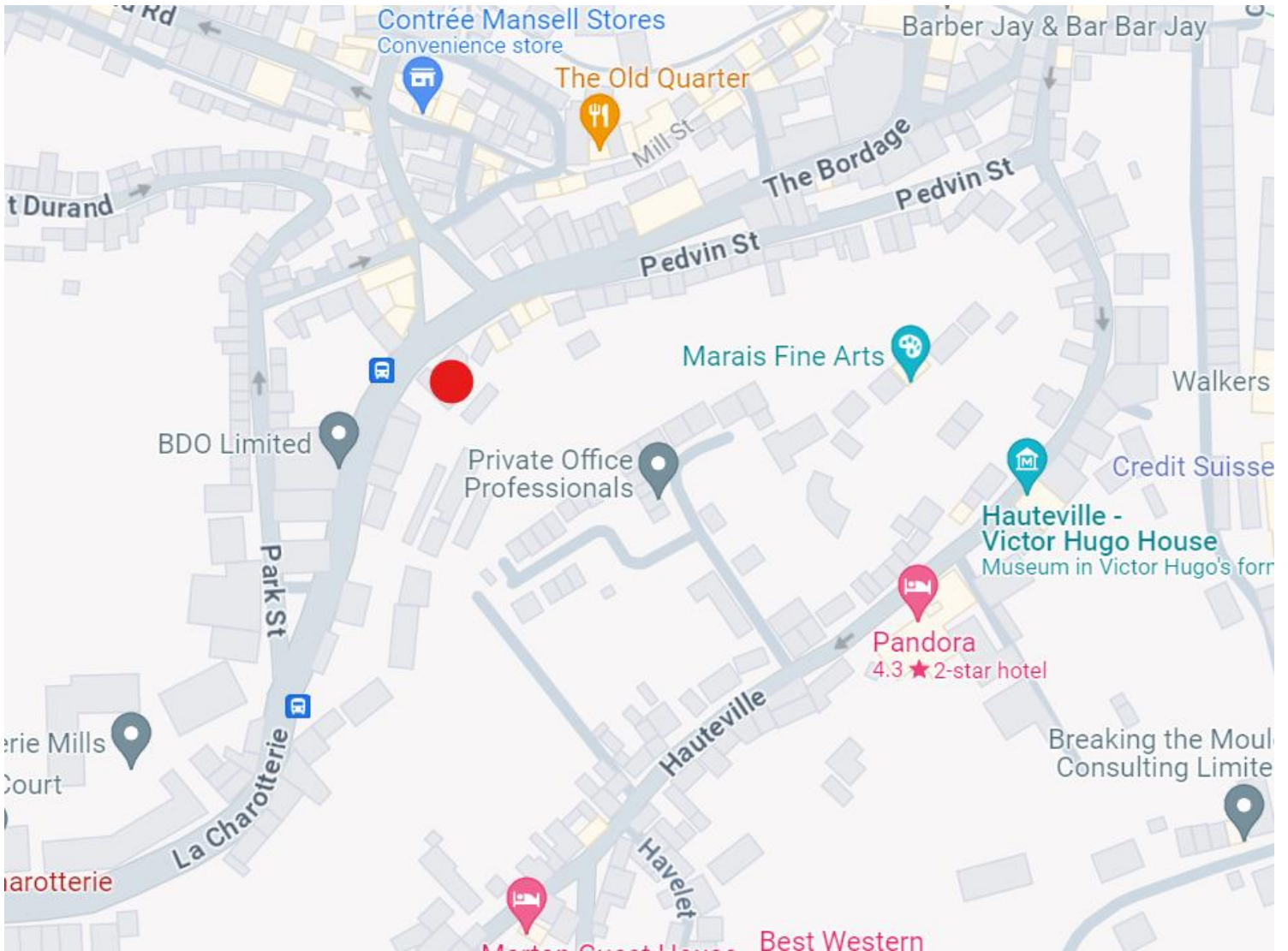


02 FIRST FLOOR LETTABLE AREA 1:100



04 THIRD FLOOR LETTABLE AREA 1:100

# MAP



## COMMERCIAL PROPERTY EXPERTS

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

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