

Suite 3, Norman House, South Esplanade, St Peter Port, Guernsey



STATUS
TO LET

PRICE
£9,500

AREA
233 SQFT

PROPERTY FEATURES

- Outstanding town centre location
- Stunning sea views over Castle Cornet, the Harbour and the Islands
- 1st floor office space
- Compact open plan accommodation
- Plenty of parking options in the immediate vicinity
- Available immediately on flexible terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is located in St Peter Port town centre on South Esplanade. This location is home to a number of significant office buildings and notable occupiers including; Credit Suisse, The International Stock Exchange, Walkers and Network Insurance to name but a few. It's waterfront position makes it popular as well as it's accessibility adjacent to the bus terminus and in proximity to a variety of short and long term parking options. There are plenty of nearby restaurants including; Octopus, The Slaughterhouse, Pier 17 and Coco's. All the amenities of the town centre are also a short walk away.

DESCRIPTION

Norman House is a two storey mixed-use building. The available offices are located on the 1st floor of the building above the popular Coco's café/restaurant. This is suite 3 out of 4 suites in total and is accessed via a separate pedestrian entrance. The suite itself is open plan with a light and sunny aspect and outstanding views over the sea and the Islands. It is carpeted with double glazing and has shared kitchen and WC facilities.

ACCOMMODATION

Floor	Sq Ft	Sq M
First	233	21.65

RENT

The quoting rent for the office space is £9,500 per annum.

SERVICE CHARGE

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

PARKING

This office has no demised parking spaces. However, there are numerous 1/2/3 and 10 hour parking options immediately outside and in close proximity to Norman House.

AVAILABILITY

The offices are available to rent immediately on flexible terms.

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

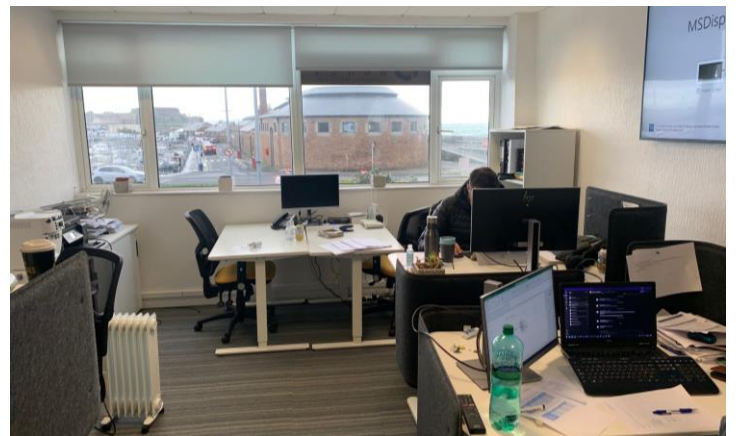
Viewings are possible out of hours by prior arrangement.

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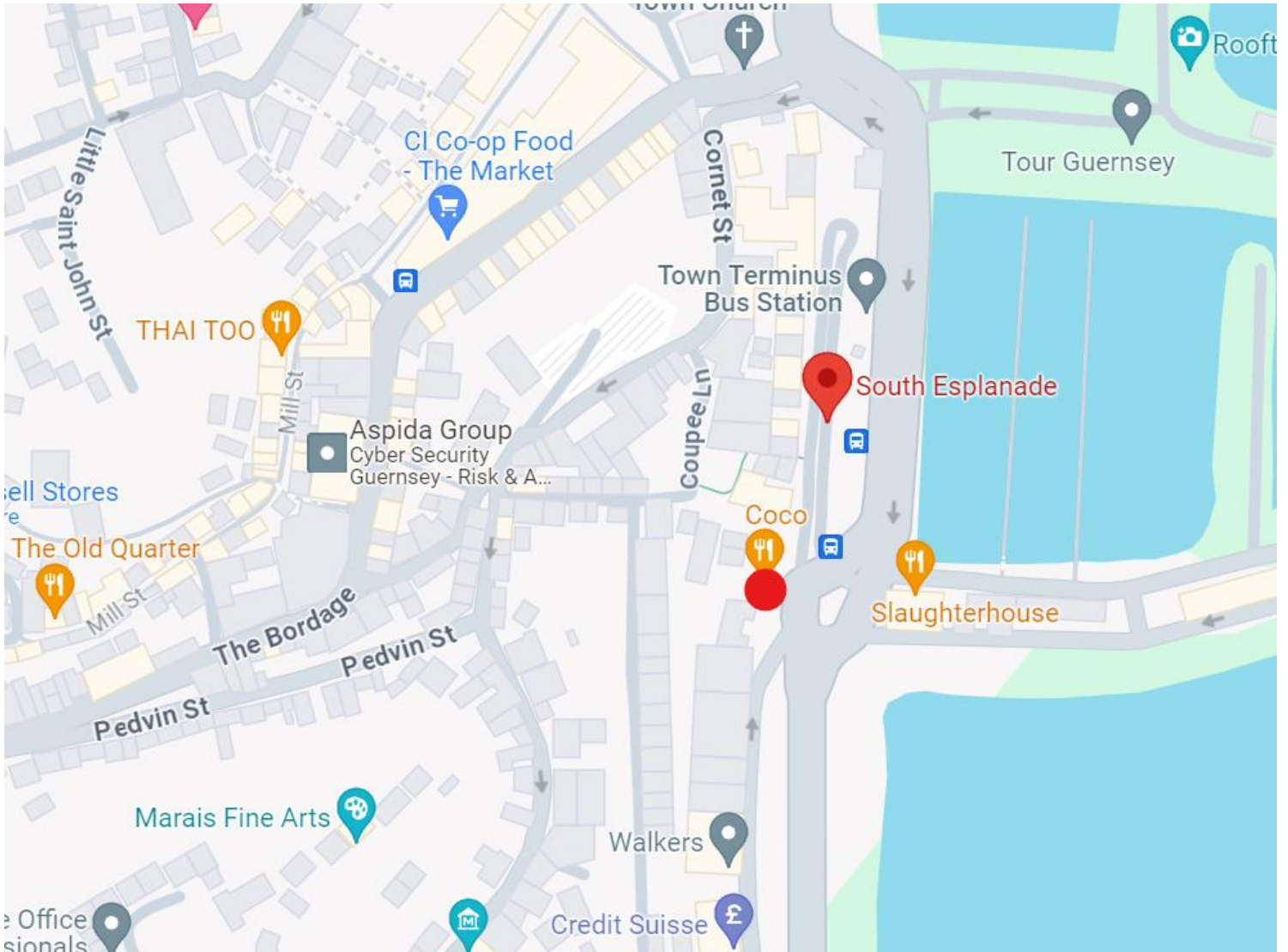
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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