

Ground Floor  
Old Bank Chambers, La Grand Rue, St Martin,  
GY4 6RT



STATUS  
**TO LET**

PRICE  
**£57,050 pa**

AREA  
**1,630 SQFT**

### PROPERTY FEATURES

- Prominent and architecturally interesting building
- Self-contained ground floor office suite
- Air conditioned, Cat 5e cabling
- Fitted out including furniture (if required)
- 2 Parking spaces
- Available immediately on competitive terms

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

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## LOCATION

The property is situated on La Grande Rue in a very prominent position in St Martin opposite the main filter. Access to the car parking at the rear is immediately off La Grande Rue. St Martin's village is a vibrant centre with coffee and sandwich take aways, retail shops, M&S food hall and the co op supermarket. It is an ideal location for those occupiers seeking accommodation outside of St Peter Port noting that the main town is only 2 miles away.

## DESCRIPTION

Old Bank Place is an architecturally interesting property with oak framed full height windows at the front of the building providing excellent levels of natural light. The property is built over ground and first floors with an impressive entrance foyer and the first floor currently let to a family office.

The available ground floor office is self-contained with air conditioning, perimeter trunking and floor boxes for power and cabling. There are toilets, shower and a fitted kitchen including a dishwasher and fridge freezer. Access to the office is via a Cotag system.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,630	152

## RENT

The quoting rent for the accommodation is £57,050 pa. which is a fixed rent for the duration of the tenancy which is a maximum of 10 years

## SERVICE CHARGE

In addition to the annual rent there is a service charge payable which is TBC.

## PARKING

This office provides two onsite car parking spaces to the rear of the building. The parking spaces are £1,115 per space per annum.

Further parking is available to rent in the immediate area.

## AVAILABILITY

The offices are available to rent immediately.

## TENURE

The premises is available by way of a sub-lease 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

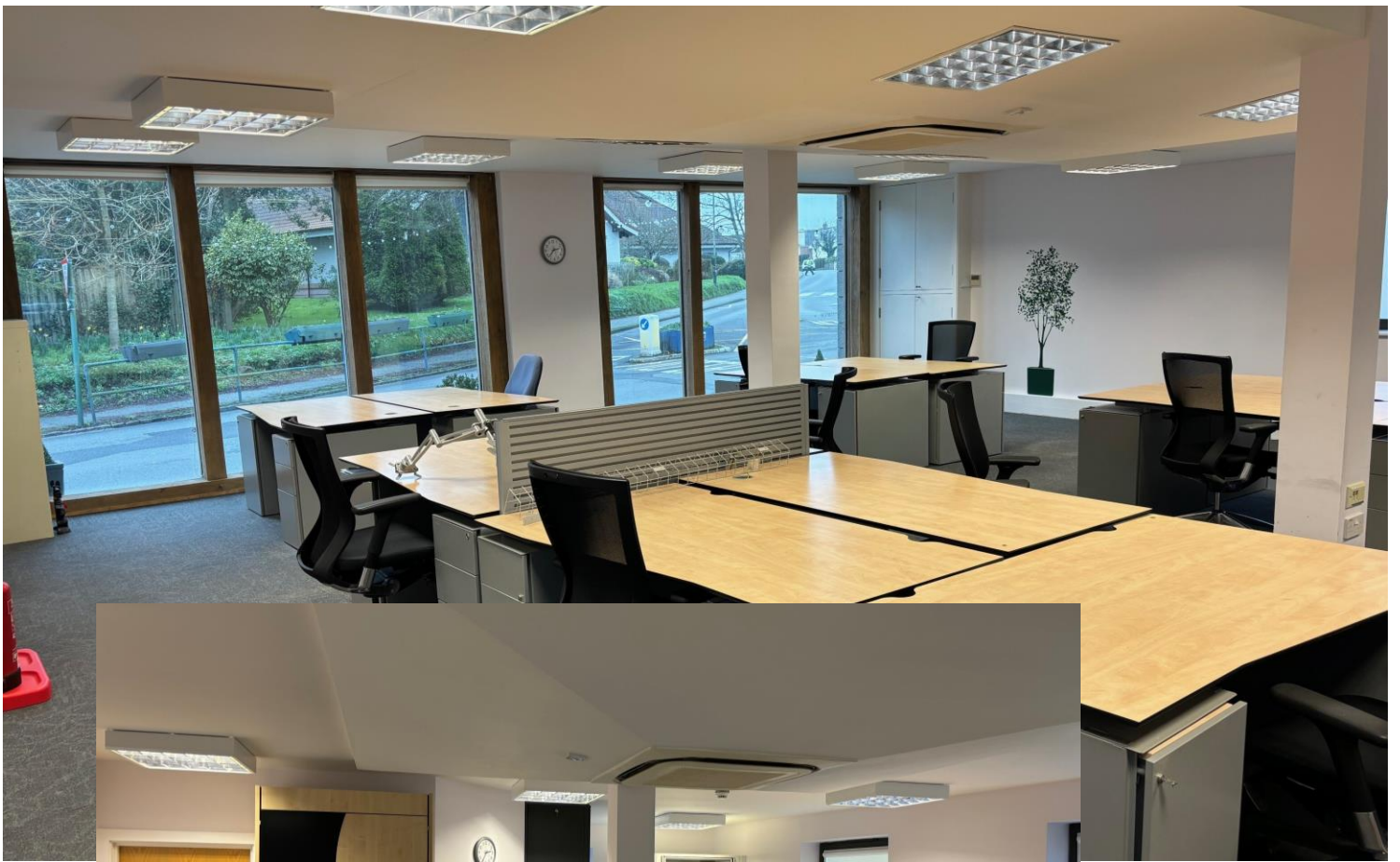
Tel: 01481 728 559

Mob: 07839 189 680

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

Viewings are possible out of hours by prior arrangement.





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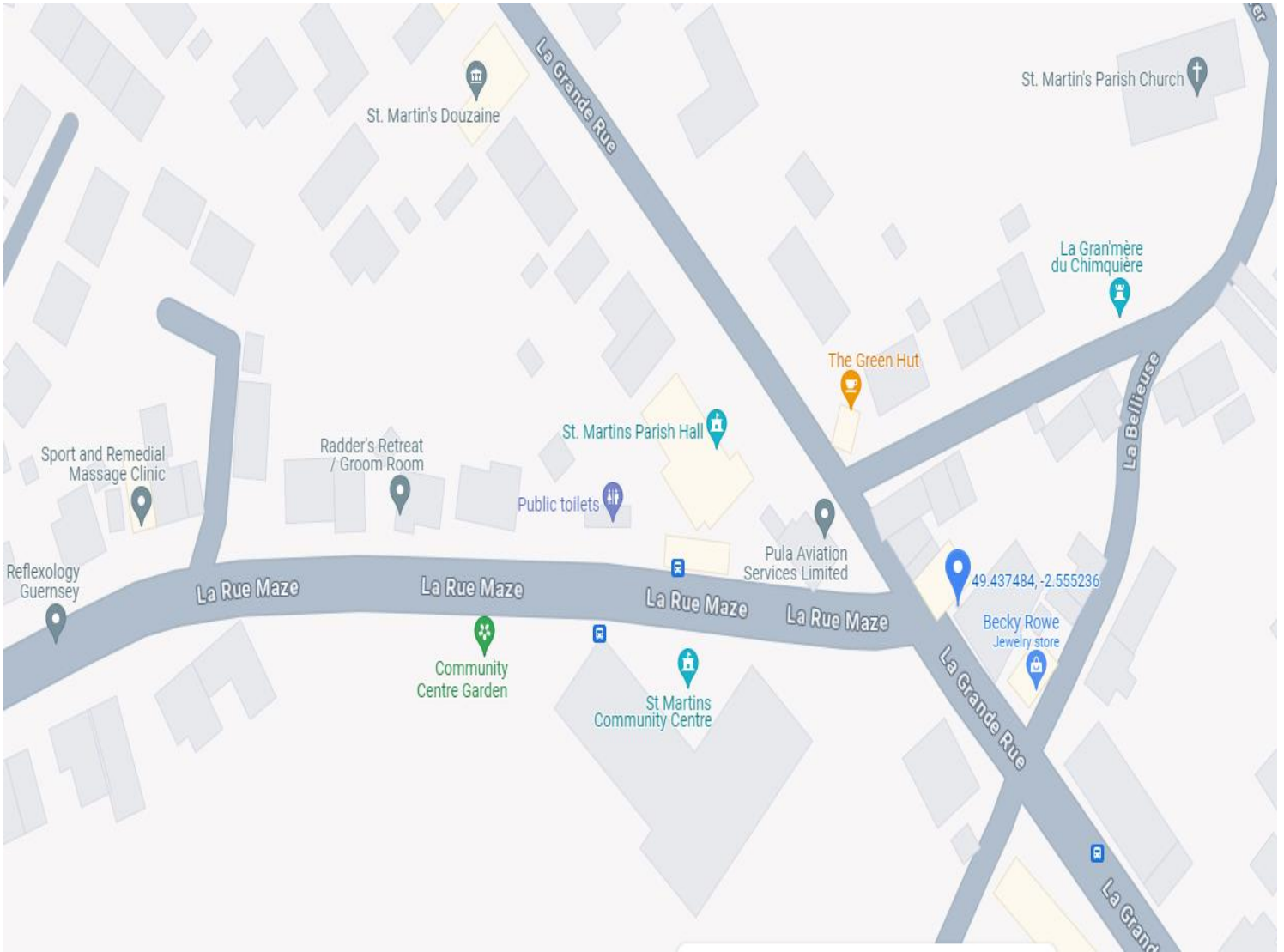
# FLOOR PLANS



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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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