

Second Floor Office, Rossborough House, Bulwer Avenue, St Sampson



STATUS
TO LET

PRICE
POA

AREA
2,700 SQFT

PROPERTY FEATURES

- Refurbished Offices in a prominent location
- Single floorplate on the top floor
- Air-conditioned accommodation
- 9 Parking spaces
- Available immediately
- Flexible terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is located in a prominent position on the corner of Longue Hougue Lane and Bulwer Avenue. It is one of the Island's key commercial areas and has proximity to all the amenities of The Bridge to the north and also Admiral Park which is easily accessible to the south. The town centre of St Peter Port is approximately 2 miles away.

DESCRIPTION

Rosborough House is a modern office building arranged over four floors. The office is open plan and provides maximum flexibility for an incoming occupier. It has been refurbished to include new air-conditioning, suspended ceilings, LED lighting and will be re-carpeted by the landlord to suit. The floor has its own WC and shower facilities. The office is situated on the top floor of the building and is accessed via a modern entrance lobby finished to a high standard and a secure door access system. The property benefits from onsite parking to the rear of the building accessed via Longue Hougue Lane with 9 spaces allocated to the available second floor.

ACCOMMODATION

Floor	Sq Ft	Sq M
Second	2,700	250.84

RENT

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

SERVICE CHARGE

In addition to the annual rent there is a service charge which is approximately £6.50 per sq. ft.

PARKING

This office provides 9 onsite car parking spaces with additional public parking available nearby.

AVAILABILITY

The offices are available to rent immediately.

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 ()
Tel: 01481 728 559
Mob: 07781 127210

email: peter@rockcommercial.co.uk

Or

Alex Titheridge
Tel: 01481 728 559
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Email: alex@rockcommercial.co.uk

Viewings are possible out of hours by prior arrangement.

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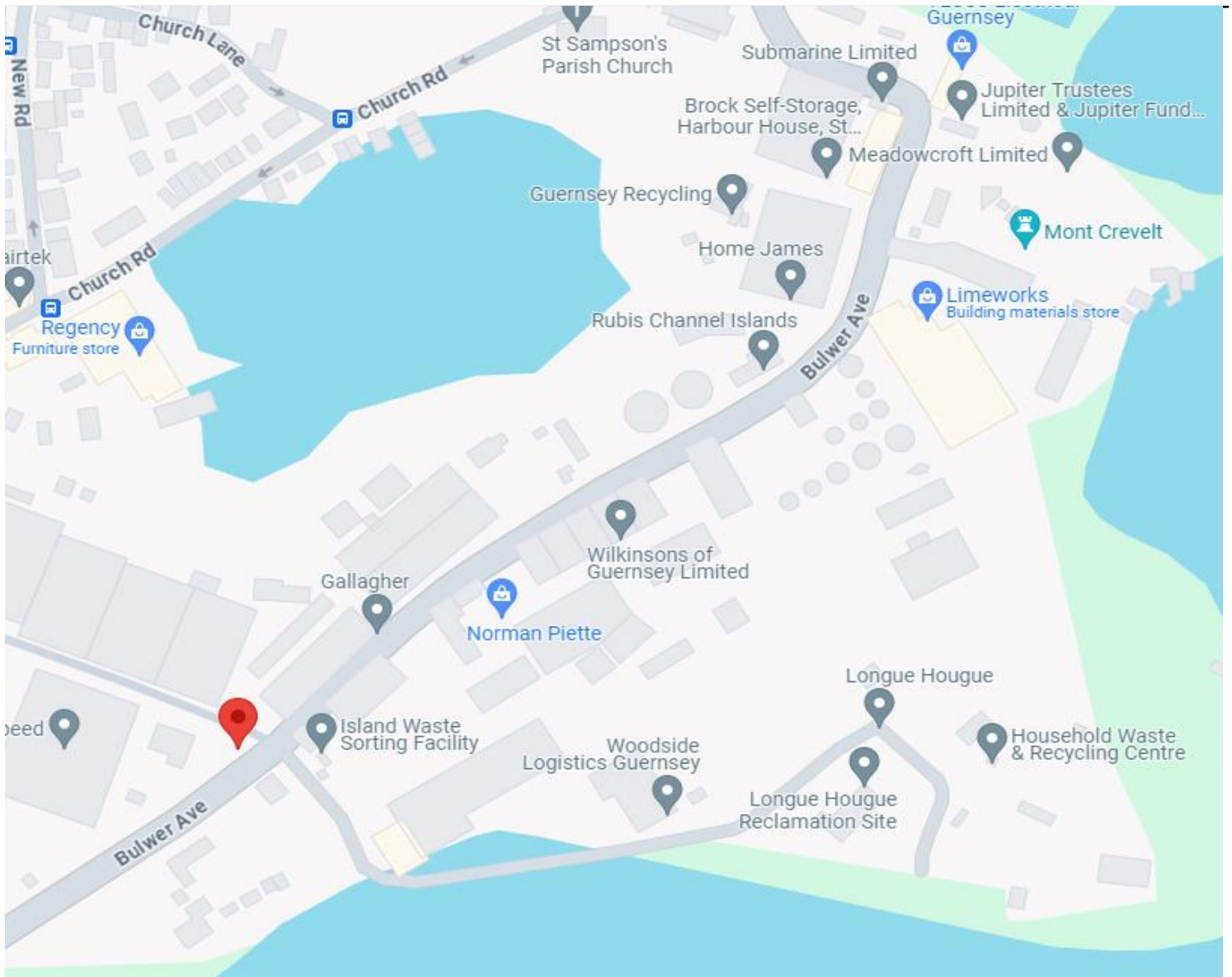
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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