

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



STATUS
TO LET

PRICE
POA

AREA
2,954 SQFT

PROPERTY FEATURES

- Modern offices in a well-positioned town centre location
- Open plan regular floorplates
- Well specified Ground, 1st & 2nd floor space
- Air-conditioned accommodation
- Available from April 2024 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 Arc. Parking is available directly from New Street.

DESCRIPTION

Legis House is a four storey office building. The available offices are on the ground, 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 all have the ability to sub-divide to provide meeting rooms or cellular offices. The floors have a modern specification including air-conditioning, and suspended ceilings with LED lighting. The offices are accessed via a stairwell from the entrance foyer which leads directly on to New Street. Each floor has kitchen and WC facilities. A passenger lift serves all floors including the local market one bedroom apartment which is situated on the third floor with its own roof terrace.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,043	96.90
First	952	88.44
Second	959	89.09
Total	2,954	274.44

RENT

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

PARKING

There are no demised spaces to Legis House with additional public parking options available nearby including the Odeon car park.

AVAILABILITY

The offices are available to rent from April 2024 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.



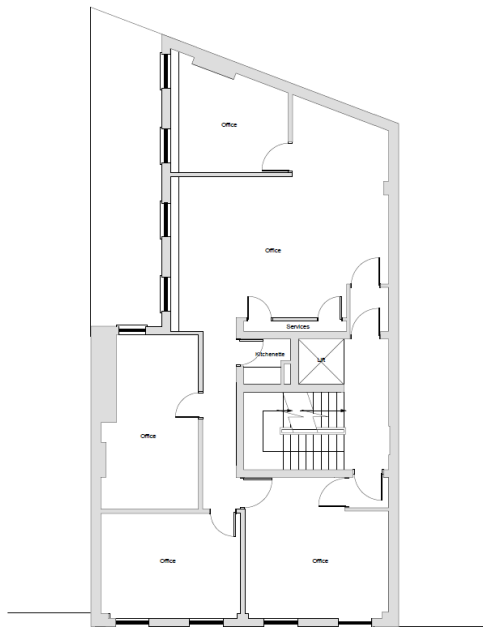
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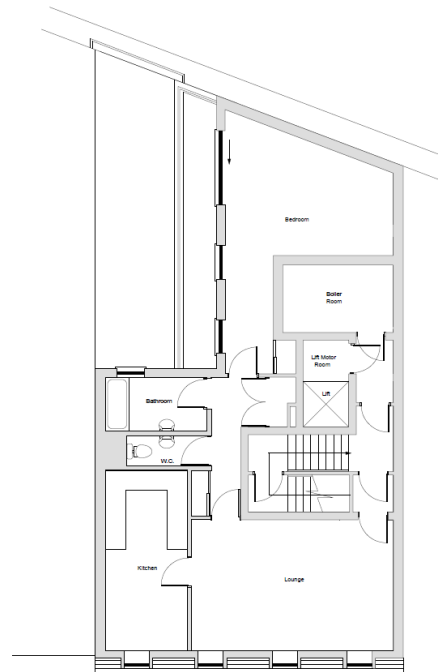
FLOOR PLANS



New Street



Second Floor Plan

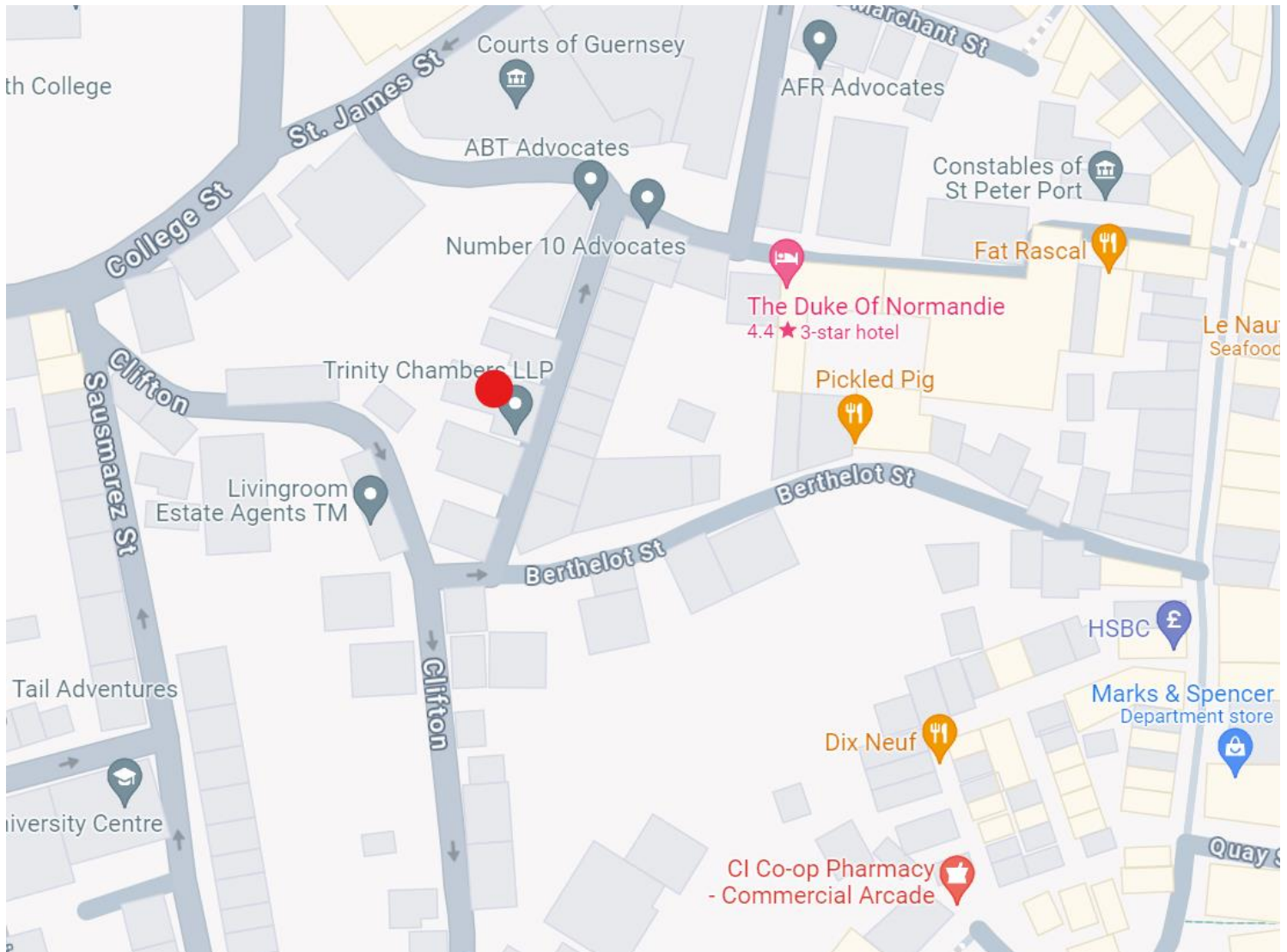


Third Floor Plan

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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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