

Normandie House, Rue de la Cache, St Sampson



STATUS
TO LET

PRICE
£14,000 pa

AREA
842 SQFT

PROPERTY FEATURES

- Ground floor office 842 sq ft
- Office use
- Independent access
- Fitted out as an office, suitable for a variety of uses
- 1 Parking space, further available to rent nearby
- Available immediately on competitive terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is situated on Rue de la Cache, St Sampson on the edge of Garenne Park. The location provides good access to the Island's main arterial routes connecting St Peter Port, St Sampson and both the west and south of the Island. Occupiers in the vicinity include Polar Instruments, Clarity Ltd, Printed and Architects, Tyrrell Dowinton.

DESCRIPTION

Normandie House is over two floors, the space available is at the rear on the ground floor. There is an entrance at the side of the property into the office area, there is good natural light which is L shaped, toilets and kitchen are shared.

ACCOMMODATION

Floor	Sq Ft	Sq M
First	842	78.25

RENT

The quoting rent for the accommodation represents good value at £14,000 pa.

SERVICE CHARGE

In addition to the annual rent there is a service charge payable which covers the TRP, Occupiers Rates, Building insurance and all services.

PARKING

The office provides 1 onsite car parking space situated immediately to the front of the building. Further spaces are available to rent nearby at £550-£600 per space per annum.

AVAILABILITY

The offices are available to rent immediately.

TENURE

The office is available by way of a direct 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

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.

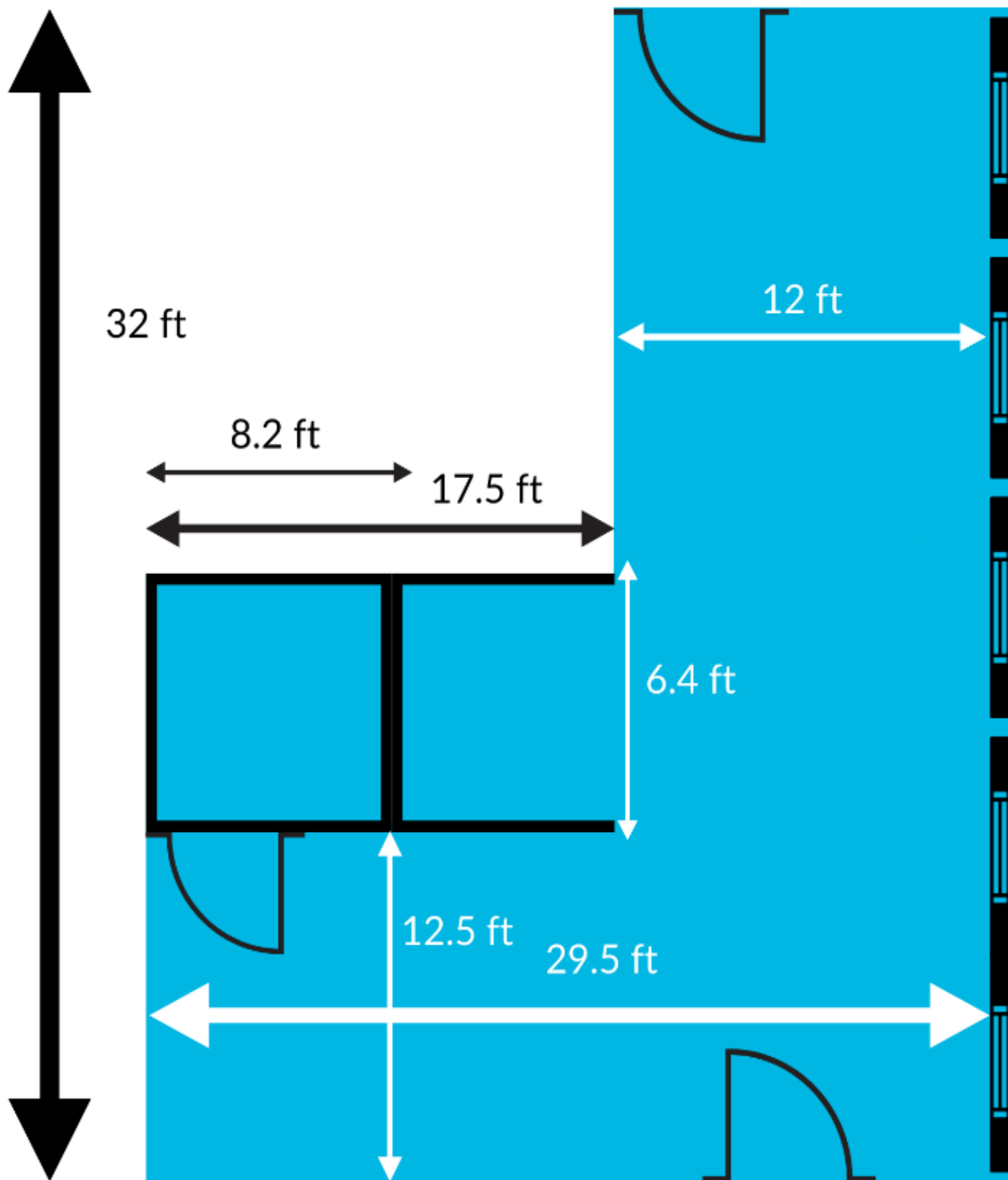
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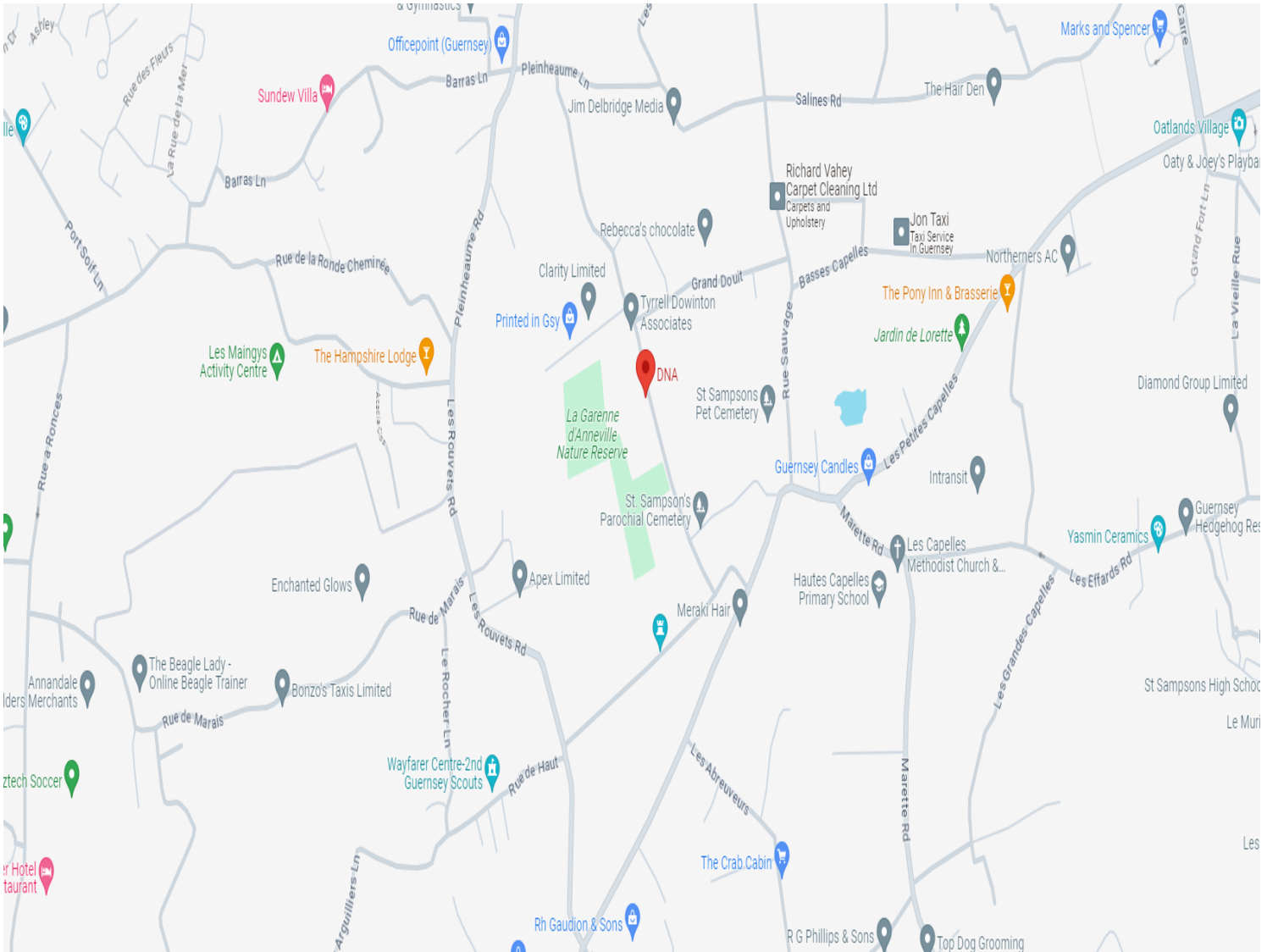
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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