

Suites 7 & 8 Fourth Floor Windsor House

Lower Pollet, St Peter Port



STATUS
TO LET

PRICE
£72,672 pa

AREA
2,269 sq ft

PROPERTY FEATURES

- Busy location in Central Business District
- Fourth Floor with Harbour & Sea Views
- Open plan office with a separate client board room
- Fully equipped kitchen
- Use of Communal Board Room

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PROPERTY AGENTS

LOCATION

The property is located in St Peter Port's central business district in a busy thoroughfare with a mix of shops and restaurants in the immediate vicinity. 10 hour zone parking is available at North Beach which is a short walk from the office.

DESCRIPTION

The demise covers an area of 2,269 sq ft in two parts accessible via the stairwell and lift lobby. Firstly, the main office comprises an open plan area with windows overlooking the harbour and neighbouring islands together with an open plan kitchen area fitted with dishwasher and fridge. The office is fitted with perimeter trunking and air conditioning. The second office (hatched green in the plan) is fitted as a client area with a meeting room and large boardroom with views over the harbour and islands. Attached to this is a reception area and a small self-contained kitchen area with fridge and dishwasher.

ACCOMMODATION

Floor	Sq Ft	Sq M
Suite 7	1,355	126
Suite 8	914	85
Total	2,269	211

RENT

The quoting rent for the accommodation is £72,672 per annum.

SERVICE CHARGE

In addition to the annual rent there is a service charge payable which is £6.44 per square foot.

PARKING

There is no parking on the premises, however, zone parking is available at North Beach which is a short walk from the office.

AVAILABILITY

These premises are available to rent immediately by agreement with the vacating tenant.

TENURE

Leasehold – the premises is available by way of a lease assignment, the lease expires 5/10/2032 and there is a break on 5/10/2026.

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

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Or

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Viewings are possible out of hours by prior arrangement.

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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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