

L'Atelier

Rohais de Bas, St Andrew, Guernsey



STATUS
To Let

PRICE
£50,000 pa

AREA
2,000 SQFT

PROPERTY FEATURES

- Stand alone, self contained office
- Out of town location
- Onsite parking up to 8 cars
- Character Building

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is situated off the Rohais de Bas between St Pierre Park and the Les Varendes secondary school. The proximity to St Peter Port means easy access to the town centre and an easy commute to work.

DESCRIPTION

The offices are in a barn conversion which has many features including exposed granite walls, oak beams whilst having a modern loft feel about it.

The ground floor has an open plan reception area with a fitted kitchen and toilet.

Door through to an office area with access to a board room and two cellular offices.

From the reception there is a staircase to the first floor where there is an open plan working area and access to a wc and shower room, door to the main open plan office. The first floor has exposed granite walls and beams which gives the office lots of character.

PARKING

There is parking available for 2 cars at the front of the office and 6 cars in an adjacent car park.

TENURE

The premises are available to rent by way of new lease with the landlord.

RENT

The rent for the premises is £50,000 per annum.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs.

HOW TO ARRANGE A VIEWING

For further information please contact Rock Commercial on:

Peter Van de Velde

Telephone: 01481 728559

Mobile: 07781 127210

Email: peter@rockcommercial.co.uk

Or

Alex Titheridge

Telephone: 01481 728559

Mobile: 07839 189680

Email: alex@rockcommercial.co.uk

Viewings are possible out of hours by prior arrangement.

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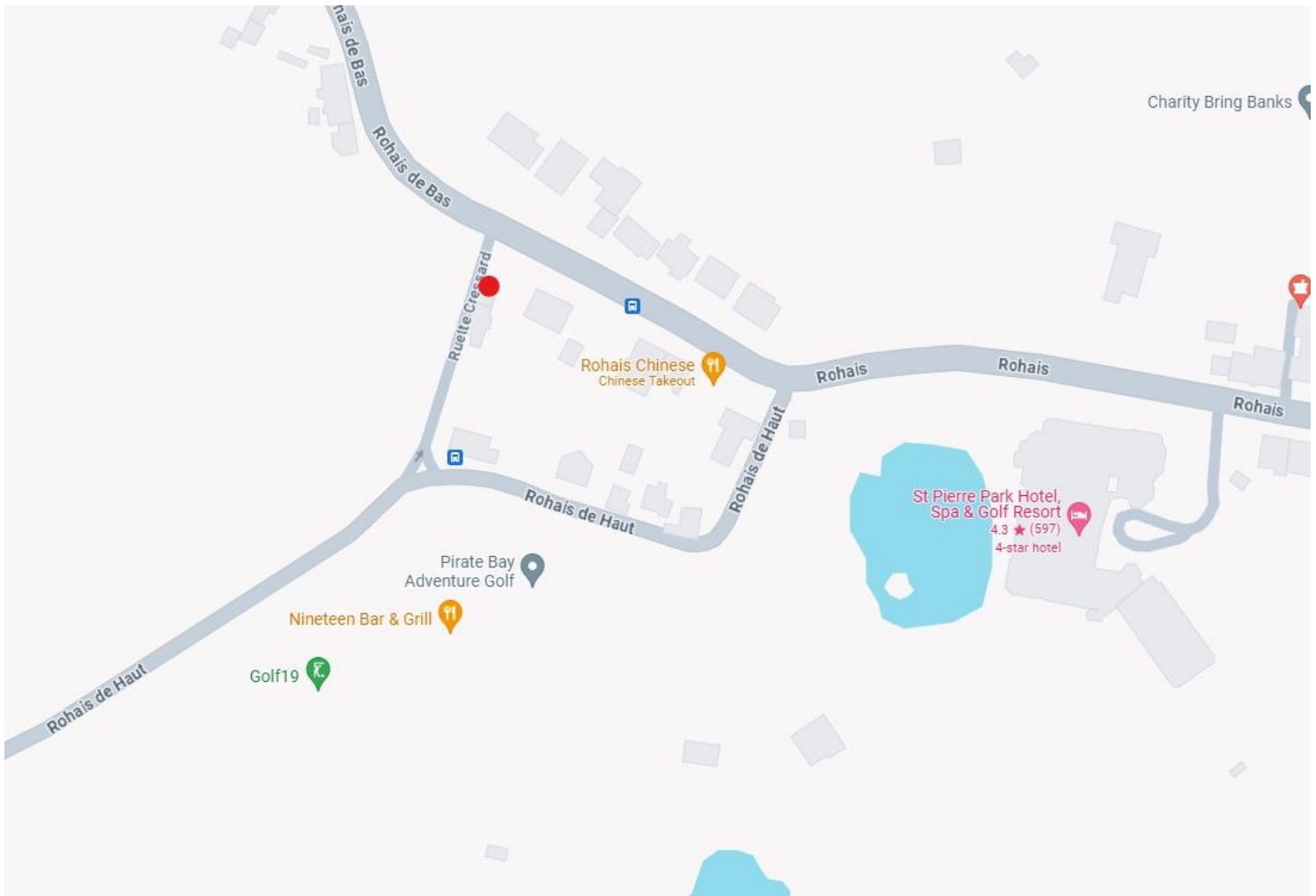
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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