

# St Martin's House

Le Bordage, St Peter Port, Guernsey



*Computer generated image of refurbished reception area*

2,499 - 5,374 sq ft of high quality fitted offices



# Description

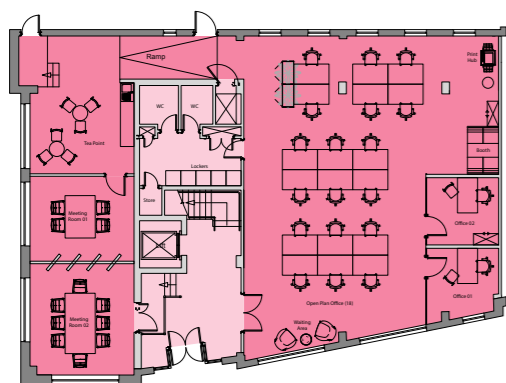
St Martin's House provides 2,499 sq ft and 2,875 sq ft of office accommodation over ground and second floors. Within the building's secure underground car park, each floor has 5 allocated car parking spaces. The spaces are available separately or together.

The offices are undergoing a significant refurbishment and, once complete, will comprise modern high quality fitted accommodation to include open plan office space with boardrooms, meeting rooms, private offices, kitchenette / break out areas and dedicated WCs.

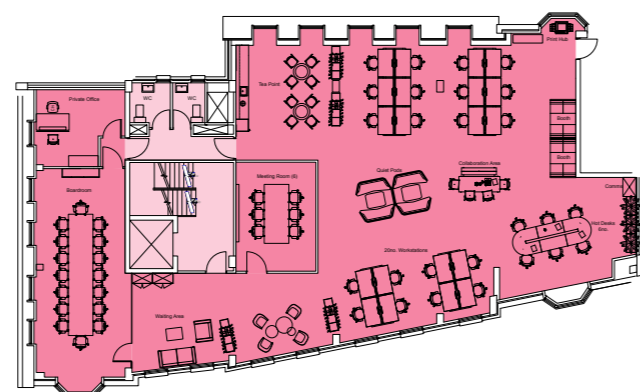
Further fitout and furniture packages could be available subject to terms.

The entrance and common areas are also soon to undergo a comprehensive refurbishment to provide an enhanced contemporary amenity for all the occupiers.

Floor	sq ft	sq m
Ground	2,499	232
Second	2,875	267
<b>Total</b>	<b>5,374</b>	<b>499</b>



Ground floor - 2,499 sq ft\*



Second floor - 2,875 sq ft\*

\* Furniture not included but landlord will consider providing subject to wider terms.

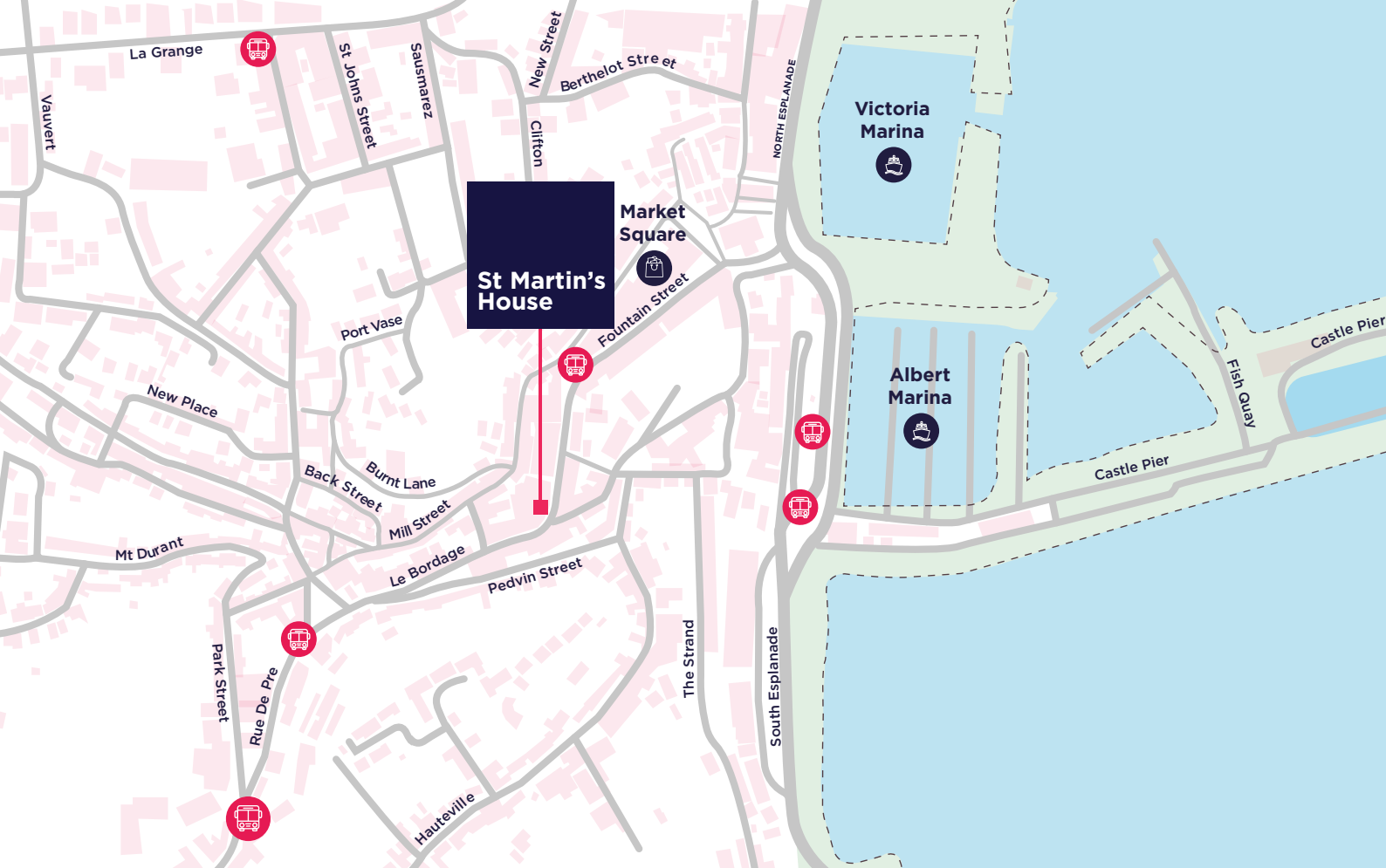
# Amenities

- Raised access flooring
- Kitchenette & breakout area
- Meeting & boardrooms
- 5 parking spaces per floor
- Demised WCs
- Passenger lift
- LED lighting
- Air conditioning
- Suspended ceiling
- Carpet flooring
- Bicycle parking
- Shower facilities



Computer generated image of refurbished reception area





# Location

St Martin's House is located on Le Bordage, one of the arterial routes linking St Peter Port with the south and south western parishes.

It forms part of an established office location and sits within walking distance of St Peter Port's High Street and the amenities it has to offer.

Destination	Walk
Market Square	3 mins
High Street	5 mins
Victoria Marina	8 mins
Sunken Gardens	10 mins
Guernsey Yacht Club	13 mins
La Vallette Bathing Pools	15 mins

# Contact

**Alex Titheridge**

01481 728559

07839 189680

alex@rockcommercial.co.uk

**Peter Van de Velde**

01481 728559

07781 127210

peter@rockcommercial.co.uk



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