

To Let

Anson Court

La Route des Camps

St Martin's, Guernsey

ROCK



Out of town offices in St Martin's Village available as a whole or individual floors

£200,000 pa

6,631 sqft

Property Features

- Convenient out of town location
- 13 parking spaces to rent and additional public parking nearby
- Open plan offices on 3 floors
- Self- contained toilets and kitchens on all floors
- Directors' offices and meeting rooms on each floor
- CGI images show how a refurbishment could look



Refurbished offices in the heart of St Martin's

LOCATION

Anson Court is situated at the eastern end of St Martin's village. It is a convenient location for accessing St Peter Port town centre or the airport.

Access to the village facilities such as supermarkets, bakery and pubs are all within walking distance.

The property is in an off-road location with onsite parking for 13 cars, additional parking is available to rent nearby.

DESCRIPTION

The building has three floors of office accommodation which are due to be refurbished in the next few months. The CGI images show how the offices could look after refurbishment.

All floors can be rented separately or a combination to suit requirements.

The ground floor, at the entrance there are stairs to the upper floors and entrance to the ground floor offices where there is a reception, board room and 2 meeting rooms plus an open plan office with a drinks station. The meeting rooms and board room are served by a kitchen and ladies and gent's toilets.

The first floor is a similar layout as the ground floor with 3 meeting rooms/ directors offices and lobby area beyond which is an open plan office served by a kitchen and ladies and gent's toilets which also have showers. The second floor has 4 meeting rooms/directors offices and open plan office with a drinks

station and ladies and gent's toilets, which have showers.

The office space is in the roof space so has dormer windows to the front and side and the main office a half-glazed wall which offers a lot of natural light to the office.

PARKING

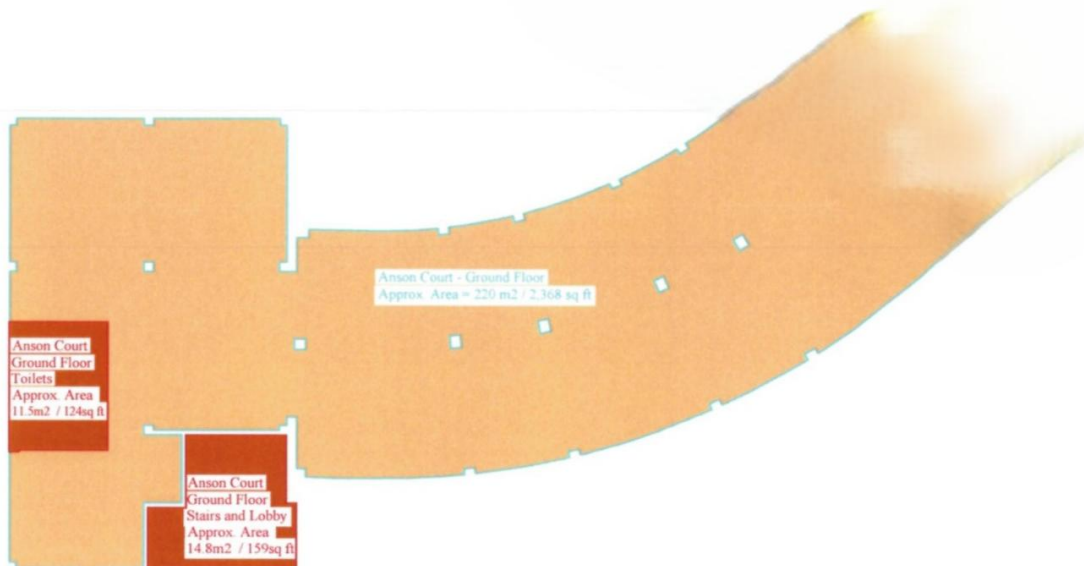
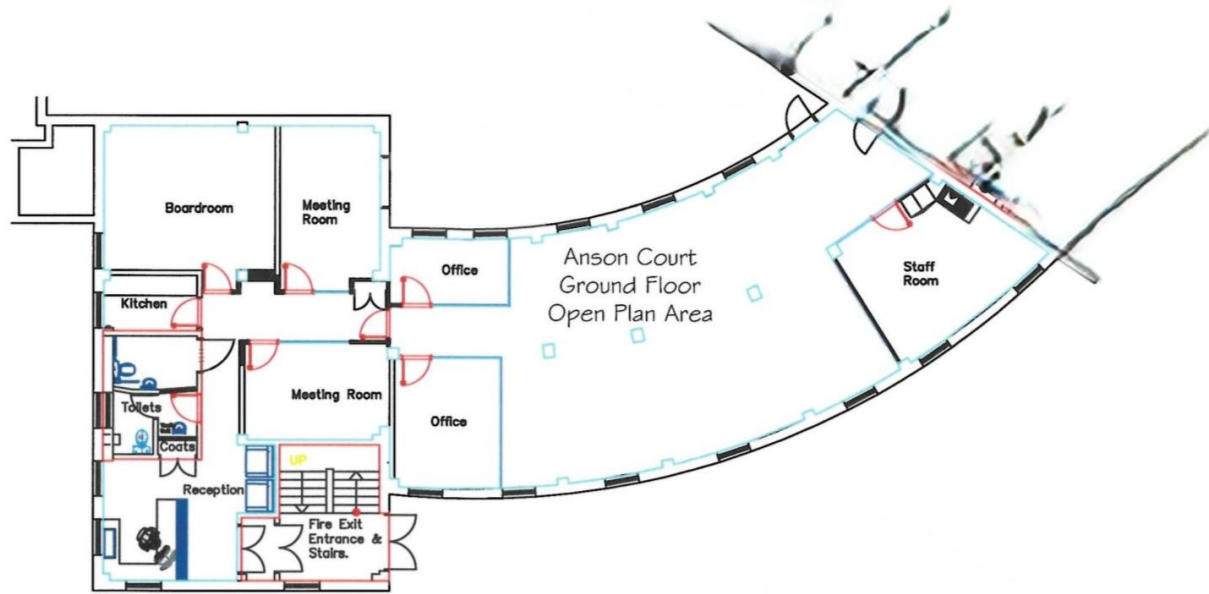
The office has 13 parking spaces 6 of which are blocked. The allocation of spaces is based on 1 space per 510 sq ft occupied.

Additional rented parking is available nearby.



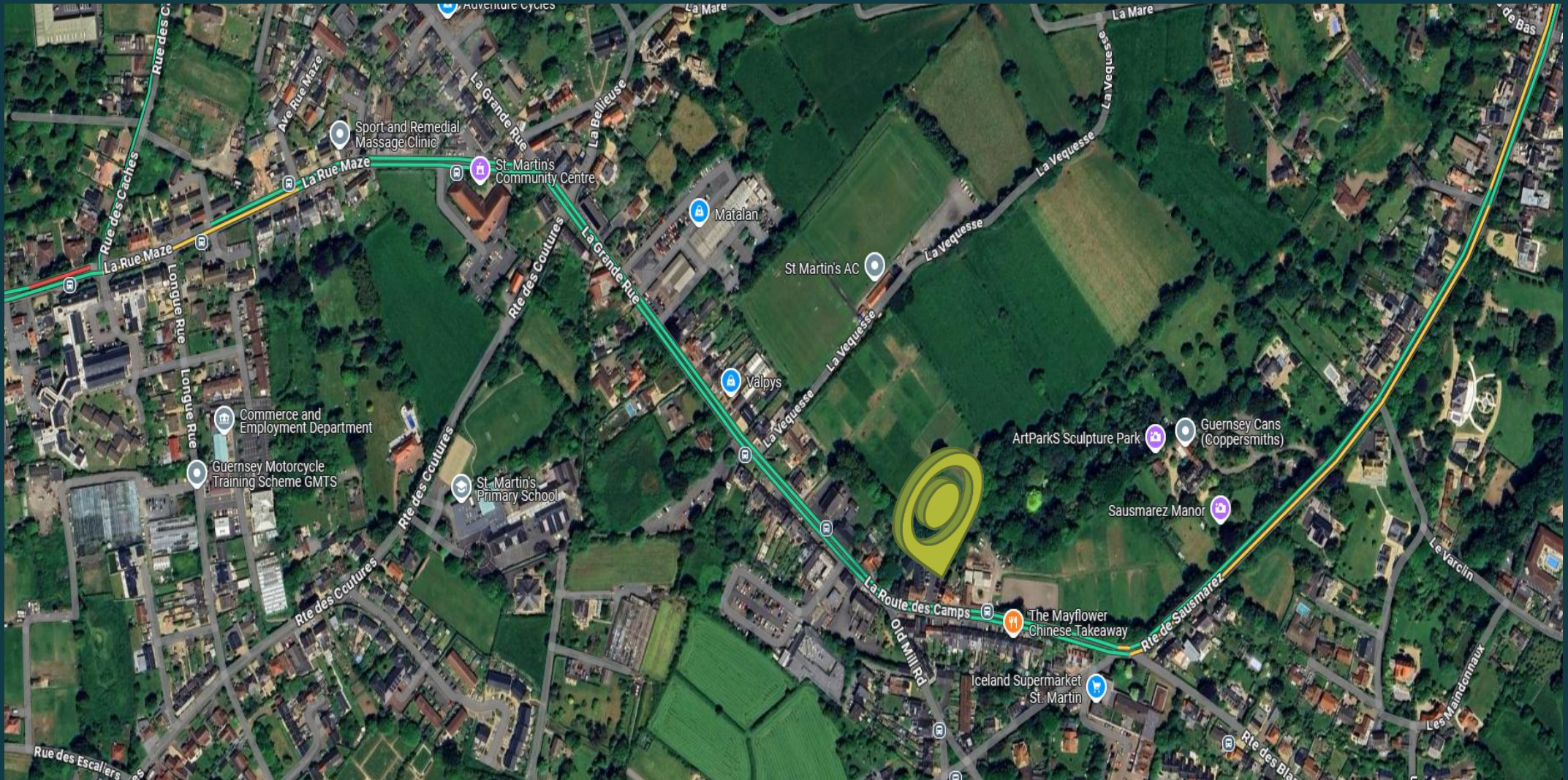


- Mix of open plan and cellular offices
- Meeting rooms
- Easy access
- Available on floor-by-floor basis
- On site parking



Location

Anson Court, La Route des Camps, St Martin, Guernsey



Refurbished offices in St Martin's

ACCOMMODATION

Area	Sq Ft
Ground Floor	2,368
First Floor	2,153
Second Floor	2,110
Total	6,631

RENT

The quoting rent for the office space is £200,000 per annum based on £30.00 per sq ft. The offices are available as a whole or on a floor-by-floor basis.

Parking is for 7 cars (£550 per clear space) and for 6 cars (£275 per blocked space).

TRP, Occupiers Rates, Utilities and Insurance is payable by the tenant.

SERVICE CHARGE

In addition to the annual rent there will be a service charge payable, it will include external repairs, and decoration, insurance and gardening. further information is available on request.

AVAILABILITY

The offices are available to

rent once terms have been agreed

TENURE

Leasehold – the premises is available by way of a fully repairing and insuring 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 & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



Peter Van de Velde
Managing Director

☎ 01481 728559
📱 07781 127210
✉ peter@rockcommercial.co.uk



Alex Titheridge MRICS
Director

☎ 01481 728559
📱 07839 189680
✉ alex@rockcommercial.co.uk



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