

To Let

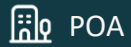
Confidential Instruction, Mill Court,

St Peter Port, Guernsey

ROCK



High quality office suite with parking



POA



1,753 sqft

Property Features

- Town centre location
- Well specified offices
- Air-conditioned accommodation
- 7 parking spaces
- Available immediately



Refurbished Town Centre Office Suite with Parking

LOCATION

The property is located on the western side of La Charroterie in St Peter Port town centre and adjacent to Sir Charles Frossard House. It is a short walk from the retailing pitches of Mill Street, Market Square and the High Street as well as the Bus Terminus and seafront. The area has benefitted from recent openings including Two Frenchies and Camilla's at Mill Place. Other occupiers in the building and the vicinity include Skipton, Game Theory, States of Guernsey, Ferbrache & Farrell, Marsh, UBS, Dominion

and Highvern.

Vehicular access to the Property is directly from La Charroterie.

DESCRIPTION

Mill Court offers high-quality refurbished offices on one of the upper floors. The specification includes air-conditioning, suspended ceilings, raised access flooring and shared WC's. The building provides showers, cycle storage, locker room and lift

access to each floor.

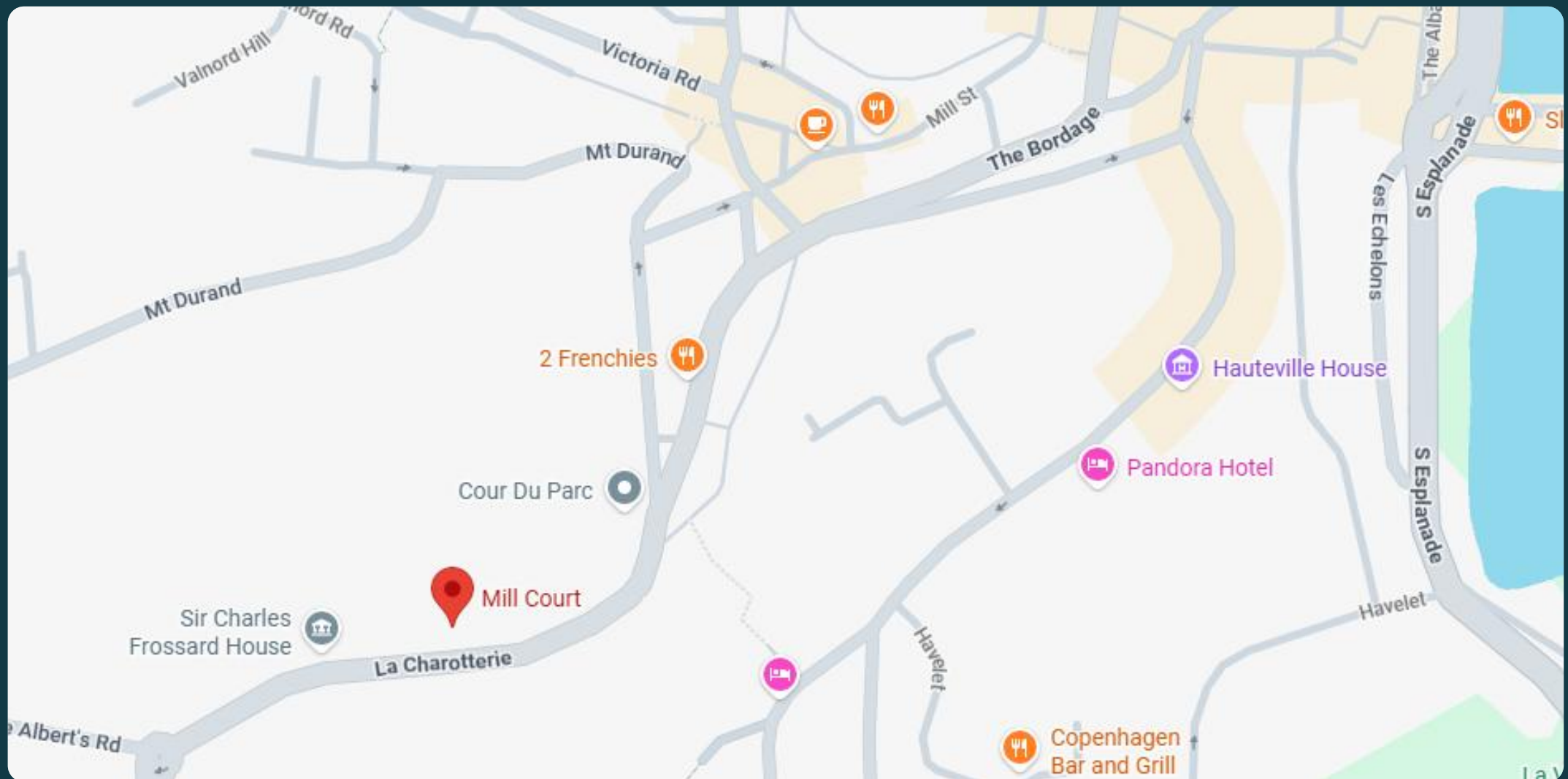
The subject office suite totals 1,753 sq ft and benefits from a board room, meeting room and kitchenette.

PARKING

This office provides 7 onsite car parking spaces in a secure underground car park with additional public parking options available nearby.

Location

Mill Court, La Charroterie, St Peter Port



Town Centre Office Suite with Parking

RENT

The quoting rent for the office space is available on application.

TRP and Occupier rates are payable separately.

SERVICE CHARGE

In addition to the annual rent there is a modest service charge payable, further information is available on request.

AVAILABILITY

The offices are available to rent immediately via a direct lease with the landlord.

TENURE

Leasehold.

The quoting rent is available by application.

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:



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