

To Let


Suite 4, Hadsley House

Lefebvre Street, St Peter Port,
Guernsey

ROCK



Fully fitted serviced offices in an exceptional town centre location

 £500 per desk

 400 sqft

Property Features

- Second floor self-contained office
- Fully fitted for up to 10 desks
- All inclusive competitive rents
- Meeting rooms with AV facilities
- Showers and WC's on each floor
- Client lounge



Premium Serviced Offices in a Premium Location

LOCATION

The property is located in the heart of St Peter Port immediately off the High Street. It is surrounded by a mix of uses and benefits from all the retail and hospitality offer of the town centre including Cygnet and The fat Rascal adjacent. Nearby office buildings include; Lefebvre Court, Lefebvre Place, The Constables Office and Lefebvre House to name but a few.

DESCRIPTION

The property comprises a four storey period office building

providing contemporary serviced office accommodation. The subject office suite is situated on the second floor with its own key card access and is arranged as a 10 desk office. The suite has full heating and cooling, full height glazing and is fully carpeted.

The building and office suites have recently undergone a comprehensive refurbishment providing a stylish new client lounge, a shared quiet pod and meeting rooms. There are WC's and showers on each

floor. Occupiers also benefit from fruit deliveries twice weekly, Barista quality coffee as well as high speed fibre.

PARKING

There is no demised parking with the office. However, there are numerous public parking options available nearby.

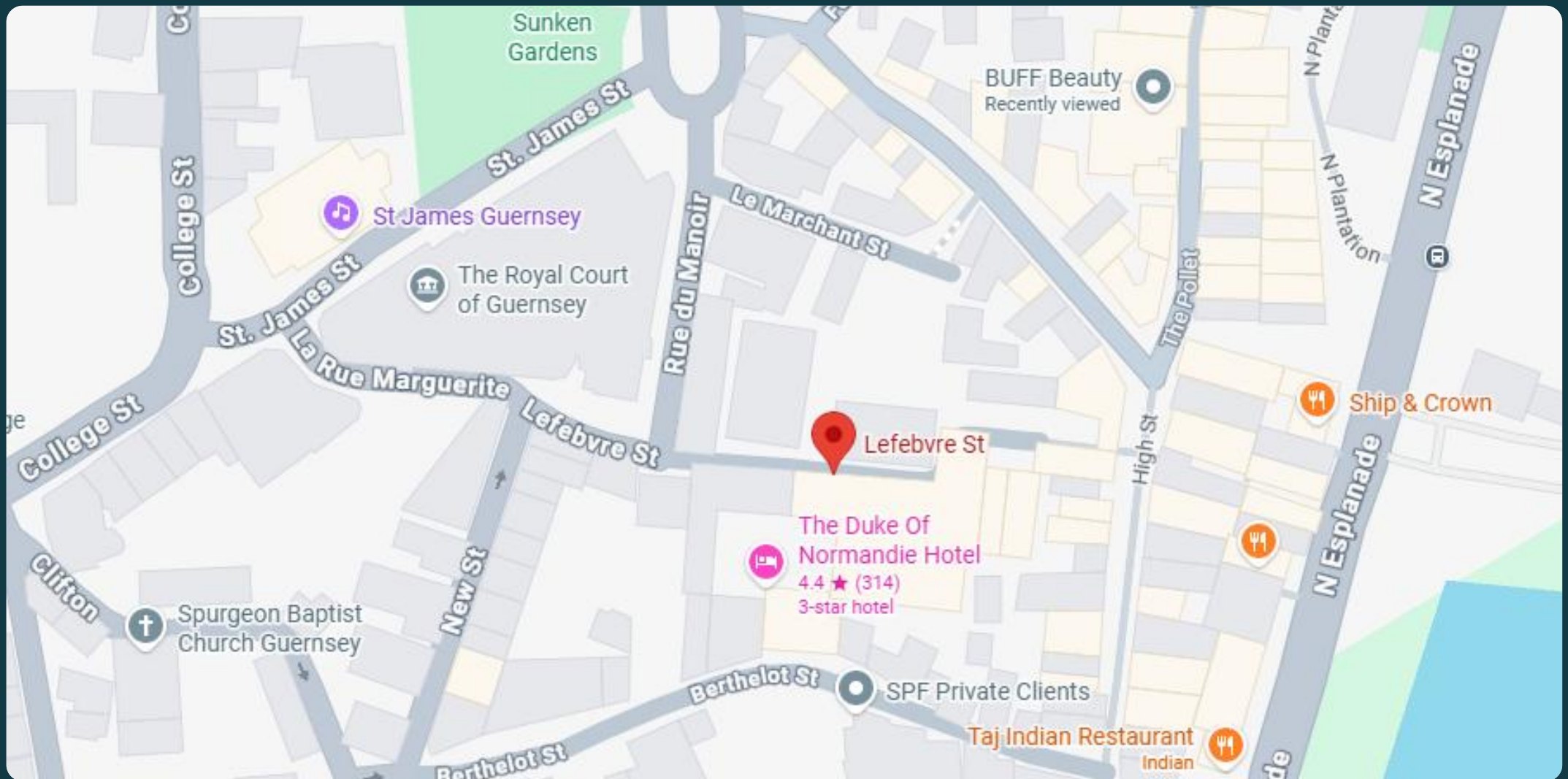






Location

Hadsley House, Lefebvre Street, St Peter Port, Guernsey



Self-contained offices in the heart of St Peter Port

RENT

The quoting rent for the office space is £500 per desk per month.

AMENITY

The rent is “all inclusive” and includes the building service charge, TRP, electrics, water, insurance, cleaning (including external window cleaning), signage use of meeting rooms and the Board room, a client lounge, WC’s and showers. Fruit is provided twice a week, Barista quality coffee machine and one gigabit per second fibre broadband.

An occupier will therefore benefit from a self-contained office with secure key card access without the need for fit out costs or any dilapidations on lease expiry.

RENT

Flexible lease lengths are available with fixed monthly rents.

AVAILABILITY

The offices are available to rent immediately.

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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