

To Let


# Lefebvre House, Lefebvre Street

St Peter Port, Guernsey

**ROCK**



# Outstanding Town Centre Location

 EPOA

 4,946 sqft

## Property Features

- Well-positioned central St Peter Port location
- Prominent and architecturally interesting building
- Self-contained ground and first floor offices
- Air-conditioning and lift access
- Will be tailored to suit an incoming occupier
- Available immediately



# Unique office space situated immediately off the High Street in St Peter Port

## LOCATION

The property is located in the heart of St Peter Port immediately off the High Street in Lefebvre Square. Lefebvre Square is a pedestrianised courtyard accessible via an archway from the High Street. The property is also accessible from Lefebvre Street. All the amenities of the town centre are outside the front door of Lefebvre House making it a truly unique location.

## DESCRIPTION

Lefebvre House is an attractive granite fronted

office building over two storeys. The available offices are on the ground and first floors of the building and are open plan around a central core providing maximum flexibility for an incoming occupier. They can be let as one or as separate floorplates and both floors have the ability to sub-divide to provide meeting rooms or cellular offices.

The floors are currently unrefurbished leaving prospective occupiers the potential to work with the landlord to create their own unique fit out. The offices are

fully air-conditioned with raised floors and a lift serving both floors.

Click here for a virtual walk through of the building with an example cat B fitout:-

[https://www.dropbox.com/scl/fi/85stfzsz4p9jjakx3ohn4/Lefebvre-House\\_First-Floor-final.mp4?rlkey=giucidfig8rf5qv94irfegzuw&st=qwzqc5ad&dl=0](https://www.dropbox.com/scl/fi/85stfzsz4p9jjakx3ohn4/Lefebvre-House_First-Floor-final.mp4?rlkey=giucidfig8rf5qv94irfegzuw&st=qwzqc5ad&dl=0)

## PARKING

There is no demised parking.







# Floor Plan

## First Floor

### GENERAL ARRANGEMENT



GROUND FLOOR (LVL 0)

**KEY:**

- 1No. Private Office & Desk Position
- 16No. Desk Positions
- 2No. 4-Person POD's
- 1No. 2-Person Open Booths
- 1No. 3-Person Meeting Room
- 1No. 10-Person Board/Meeting Room
- 1No. Print/Services Area
- 1No. Store Room
- Open Plan Kitchenette/Breakout Area/Lounge
- Personal Locker/Storage Area



FIRST FLOOR (LVL 1)

**KEY:**

- 1No. Private Office & Desk Position
- 32No. Desk Positions
- 2No. 4-Person POD's
- 1No. 6-Person Collaboration Area
- 1No. 6-8 Person Meeting Room
- 1No. 12-14 Person Board/Meeting Room
- 1No. Print/Services Area
- 1No. Store/IT Room
- Open Plan Kitchenette/Breakout Area/Lounge
- Personal Locker/Storage Area

**NOTES:**

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The proposals contained in this drawing form the basis of our contract; any changes to which must be arranged in writing and may require alterations to prices and/or delivery dates.  
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REV	DESCRIPTION	OWN	CHK	DATE
0	GENERAL ARRANGEMENT LAYOUT	AD	MC	14/01/2026

TITLE: GENERAL ARRANGEMENT	
CLIENT:	ROCK COMMERCIAL
PROJECT LOCATION:	LEFEBVRE HOUSE LEFEBVRE STREET ST PETER PORT GUERNSEY
DRAWING NO:	421460-A-AG
PROJECT LEAD:	M O'NEILL
DATE:	14/01/2026
ISSUE STATUS:	REVIEW
SCALE:	1:75
REVISION:	0

**POS**  
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Room	Area	
Floor	Sq Ft	Sq M
Ground	1,772	164.62
First	3,174	294.87

# Location

Lefebvre House, Lefebvre Place, Guernsey



# Offices to let within iconic town center building

## **RENT**

The quoting rent for the office is available on application.

lease direct with the landlord.

## **AVAILABILITY**

The offices are available to rent immediately as a whole or on a floor by floor basis. A full Cat A refurbishment will be undertaken for full occupation from Q1 2027 onwards.

## **OTHER**

Tenants will be responsible for paying Tax on Real Property, parish rates, building insurance and utilities.

## **LEGAL COSTS**

Each party to bear their own legal costs and any other costs associated with letting this property.

## **TENURE**

Leasehold – the premises is available by way of an FRI

# 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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