

To Let


# Legis House

New Street, Guernsey

**ROCK**



# Modern offices in a well-positioned town centre location

 POA

 2,954 sqft

## Property Features

Modern offices in a well-positioned town centre location

Open plan regular floorplates

Well specified Ground, 1<sup>st</sup> & 2<sup>nd</sup> floor space

Air-conditioned accommodation

Available from April 2024 on flexible terms



# Modern Offices in St Peter Port

## LOCATION

The property is located in the heart of St Peter Port in the traditional legal quarter. The Old Government House Hotel, Duke of Normandie Hotel, The Royal Court and the Sunken Garden are all within 100m from the front door. All the amenities of the town centre are also a short walk from New Street which includes occupiers such as; Ravenscroft, Trinity Chambers and Arc. Parking is available directly from New Street.

## DESCRIPTION

Legis House is a four-storey office building. The available offices are on the ground, first and second 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 all have the ability to sub-divide to provide meeting rooms or cellular offices. The floors have a modern specification including air-conditioning, and suspended ceilings with LED lighting. The offices are accessed via a stairwell from

the entrance foyer which leads directly on to New Street. Each floor has kitchen and WC facilities. A passenger lift serves all floors including the local market one bedroom apartment which is situated on the third floor with its own roof terrace.

## PARKING

There are no demised spaces to Legis House with additional public parking options available nearby including the Odeon car park.



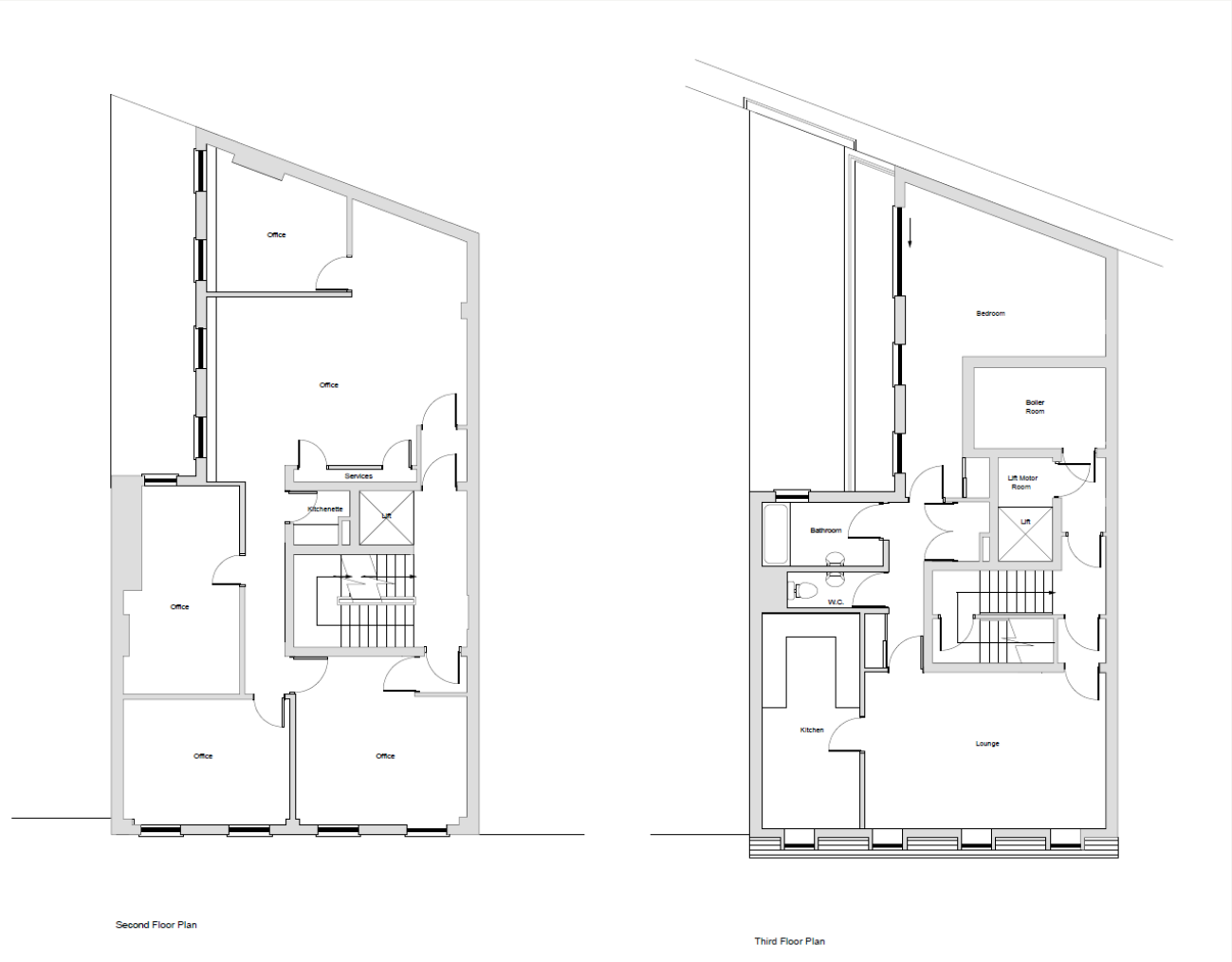
# Floor Plan

Ground & 1<sup>st</sup> Floors



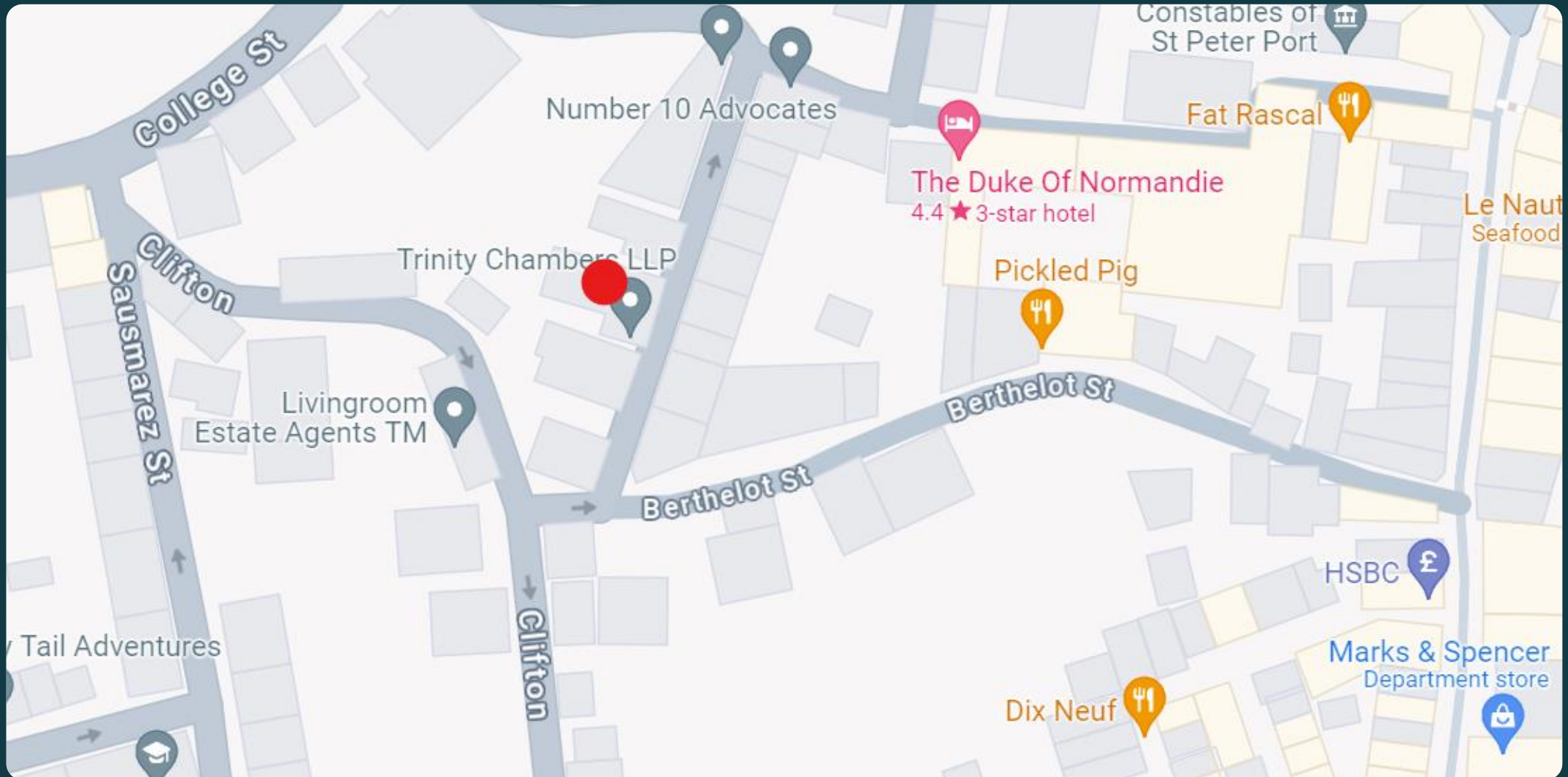
# Floor Plan

2<sup>nd</sup> & 3<sup>rd</sup> Floors



# Location

Legis House, New Street, St Peter Port, Guernsey



# Modern Offices in St Peter Port

## ACCOMMODATION

<u>Floor</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground	1,043	96.90
First	952	88.44
Second	959	89.09
<b>Total</b>	<b>2,954</b>	<b>274.44</b>

## RENT

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

## 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 either as a whole or a single floor.

## TENURE

Leasehold – the premises is available by way of a 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:



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