

To Let


Second floor office  
Anson Court  
La Route des Camps  
St Martin's, Guernsey

**ROCK**



# Second floor out of town offices in St Martin's Village available

 £63,300 pa

 2,110 sqft

## Property Features

- Convenient out of town location
- 4 parking spaces to rent and additional public parking nearby
- Refurbished open plan offices on the top floor, the CGI images show how the refurbished offices could look
- Self- contained toilets and kitchens
- Meeting rooms



# 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

## 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 refurbished offices could be presented. The second floor is available; however, other floors can be rented together to suit

requirements.

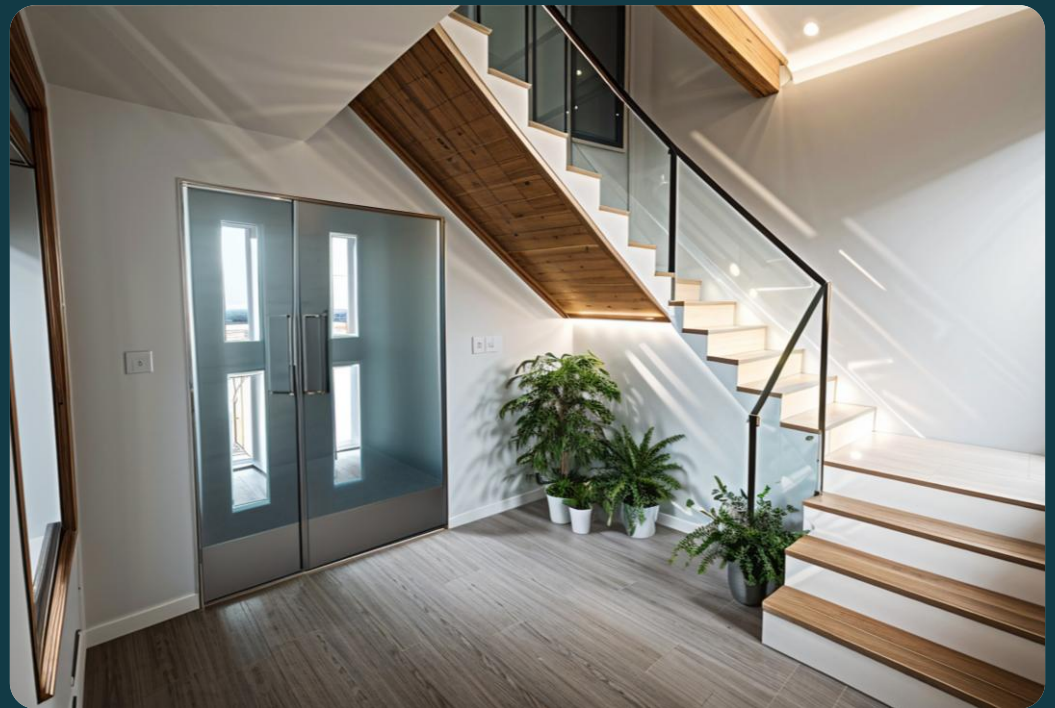
At the ground floor entrance there are stairs to the second floor:-

Second floor offices have a reception area with access to meeting rooms, an open plan office with a drinks station also served by a kitchen and ladies and gent's toilets which have showers.

## PARKING

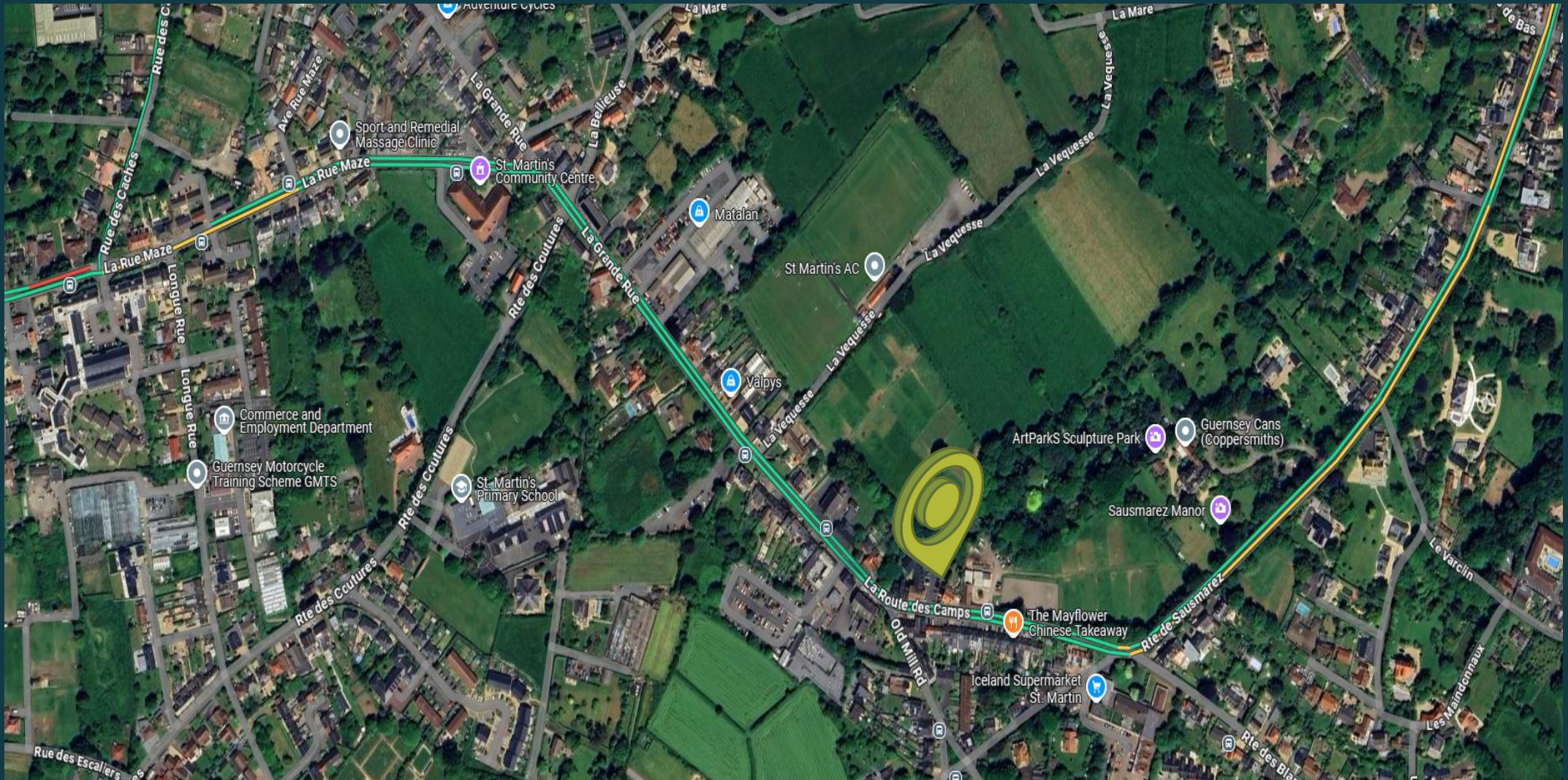
The office has 4 parking spaces 2 of which are blocked. The allocation of spaces is based on 1 space per 510 sq ft occupied.

Additional rented parking is available nearby.



# Location

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



# Refurbished offices in St Martin's

## ACCOMMODATION

Area	Sq Ft	£ Rent
Second Floor	2,110	£63,300

## RENT

The quoting rent for the office space is £63,300 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 2 cars (£550 per clear space) and for 2 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 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:



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