

To Let

Suite 2, 2 Grange Place

The Grange, St Peter Port, Guernsey

ROCK

Smart offices in a well positioned town centre location

 £30,000 pa

 958 sqft

Property Features

- Well presented open plan offices at street level
- Dedicated kitchen and WC's
- Excellent branding opportunity
- Air-conditioned accommodation
- Parking for 2 cars
- Available immediately on flexible terms



Office suite with parking in St Peter Port

LOCATION

The property is located on a main arterial route into St Peter Port town centre. The Old Government House Hotel, Duke of Normandie Hotel, The Royal Court and Candie Gardens are all a short walk away. All the amenities of the town centre are also nearby including all the High Street shops, bars and restaurants. Nearby occupiers include; Grant Thornton, Raw Capital Partners, Opus, Close Finance, Albany Trustees and the Law Officers of the Crown to name but a few.

The offices are ideal for a law firm given their proximity to the Law Courts or an occupier seeking a discreet address with good accessibility.

DESCRIPTION

2 Grange Place is an attractive period property built over four floors. The available offices are on the ground floor of the building accessible via a modern entrance and lobby area. The suite is well presented and benefits from suspended ceilings with recessed LED lighting, air-conditioning, carpets, raised access

flooring, power and data points. The offices are predominantly open plan and have dedicated kitchenette and WC facilities.

In the basement area, there are two showers for the use of all the tenants in the building.

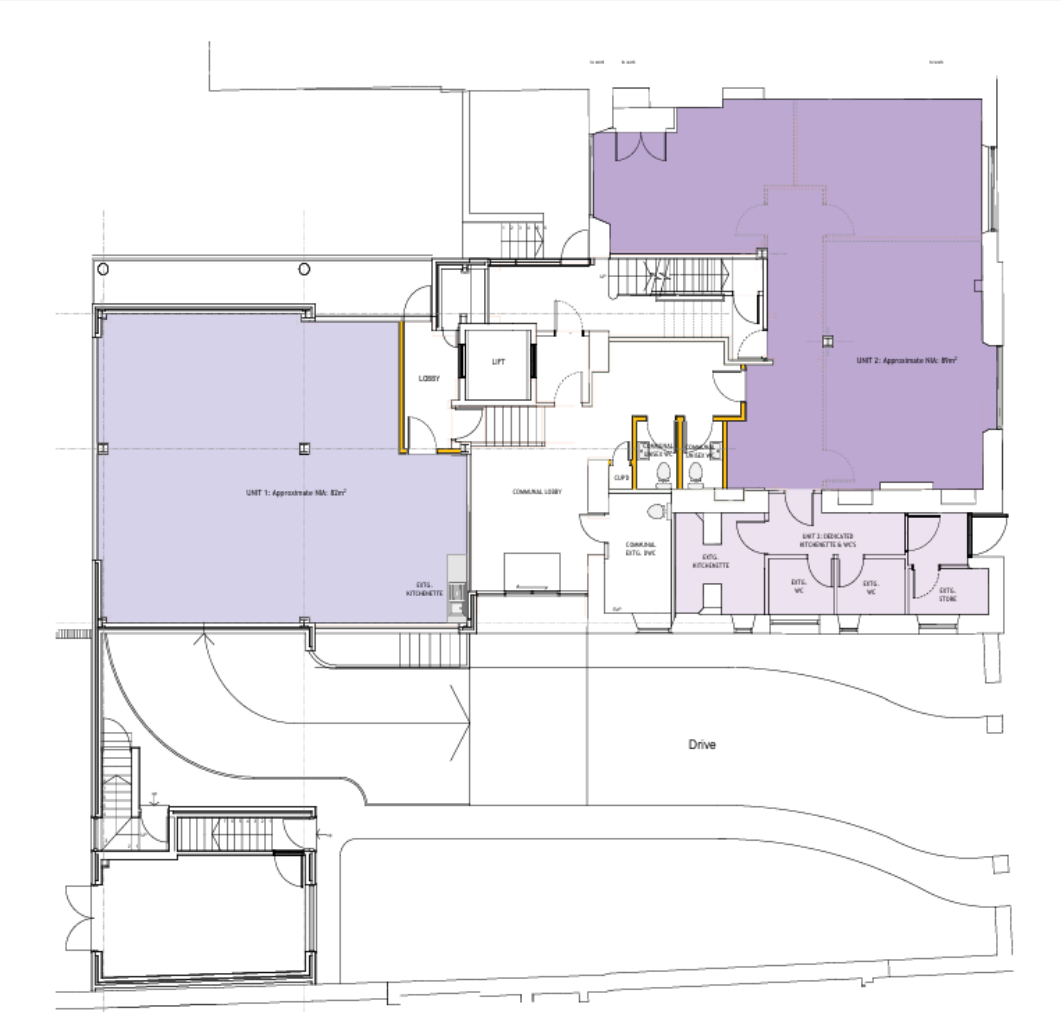
PARKING

There are two demised parking spaces immediately to the front of the property.



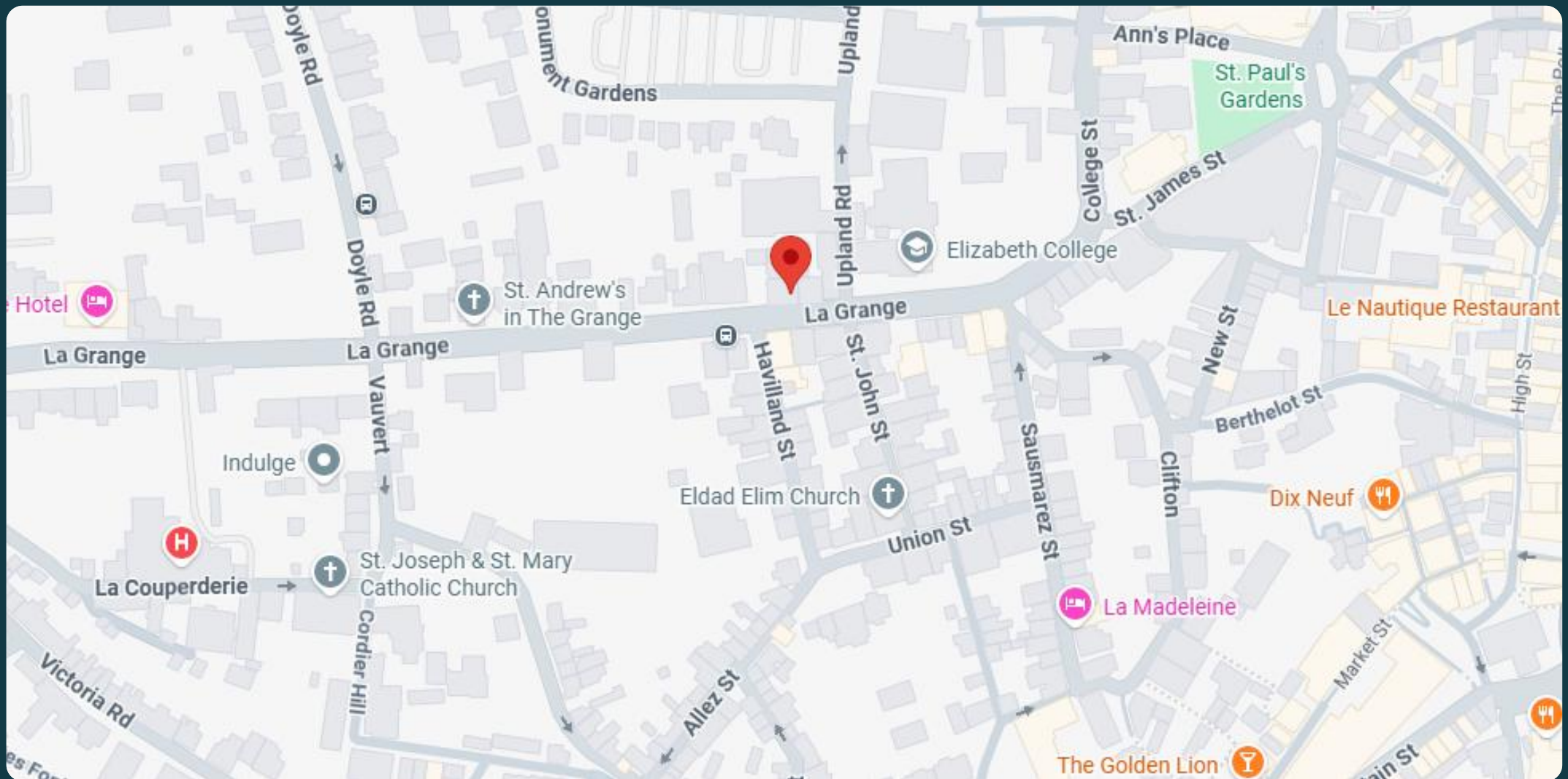
Floor Plan

Ground Floor



Location

Suite 2, 2 Grange Place, The Grange, St Peter Port, Guernsey



Office suite with parking in St Peter Port

RENT

The quoting rent for the office space is £30,000 per annum. The parking spaces are rented separately at £2,500 per space per annum.

SERVICE CHARGE

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

AVAILABILITY

The offices are available to

rent immediately.

TENURE

Leasehold – the premises is available by way of a lease direct with the landlord.

An incoming tenant will be responsible for TRP, Parish Rates and utilities.

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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