

# Richmond House, Ann's Place, St Peter Port, Guernsey

OFFICES  
TO LET

NET  
INTERNAL  
AREA  
241 –  
907SQ.FT.

Prices from  
£13,721pa

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**REAL ESTATE**

Regulated by RICS

Richmond House, Ann's Place, St Peter Port, Guernsey

## LOCATION

These stylishly converted office suites are located just a short walk from the heart of St Peter Port. The property fronts onto Ann's Place, a thriving part of the island's capital with a number of high profile offices and businesses in the immediate vicinity. Nearby occupiers include Swoffers, EFG, The Old Government House Hotel, Generali and The Bailiwick Express.

The property is within walking distance of The Odeon Car Park and The Royal Court building as well as the shops and restaurants of St Peter Port.

## DESCRIPTION

Richmond House is a unique concept to Guernsey and offers a range of fully serviced, furnished offices, staffed with support personnel and all-inclusive in terms of cost.

As part of the management's refreshing approach, the rental costs include:

Reception staff and services

Boardroom and Meeting room

Post handling and collection

Kitchens (x2)

Utilities (aside of telephone calls) and cleaning

General stationery, access to network photocopier/printer/scanner

Cupboard Space

Secure shredding/data destruction

The eight suites are set out over three floors ranging from 241 sq ft to 907 sq ft and are fully furnished with sit/stand desks and ergonomic office chairs.

To the front of the property there are two visitor parking spaces.

## ACCOMMODATION

The floor areas were agreed between the landlord and tenant at the commencement of the lease. We have split the floors between front and rear sections and these are as follows:

Suite 1: 712 sq ft, 6 seats	£38,750
Suite 2: 870 sq ft, 9-10 seats	£48,750
Suite 3: 448 sq ft, 4 seats	£22,738 (occupied)
Suite 4: 355 sq ft 3 seats	£18,426
Suite 5: 241 sq ft 2-3 seats	£13,721
Suite 6: 375 sq ft 3 seats	£18,685
Suite 8: 907 sq ft 9 seats	£51,500



## AVAILABILITY

For more details on the availability of units please contact Matt Birch on 01481 722151.

## LEASE TERMS

General terms are typically a minimum of one or two years with a rolling six-month notice period dependent on the term. However, the management company wishes to be as flexible as possible and would look to accommodate changes to a client's business where possible.

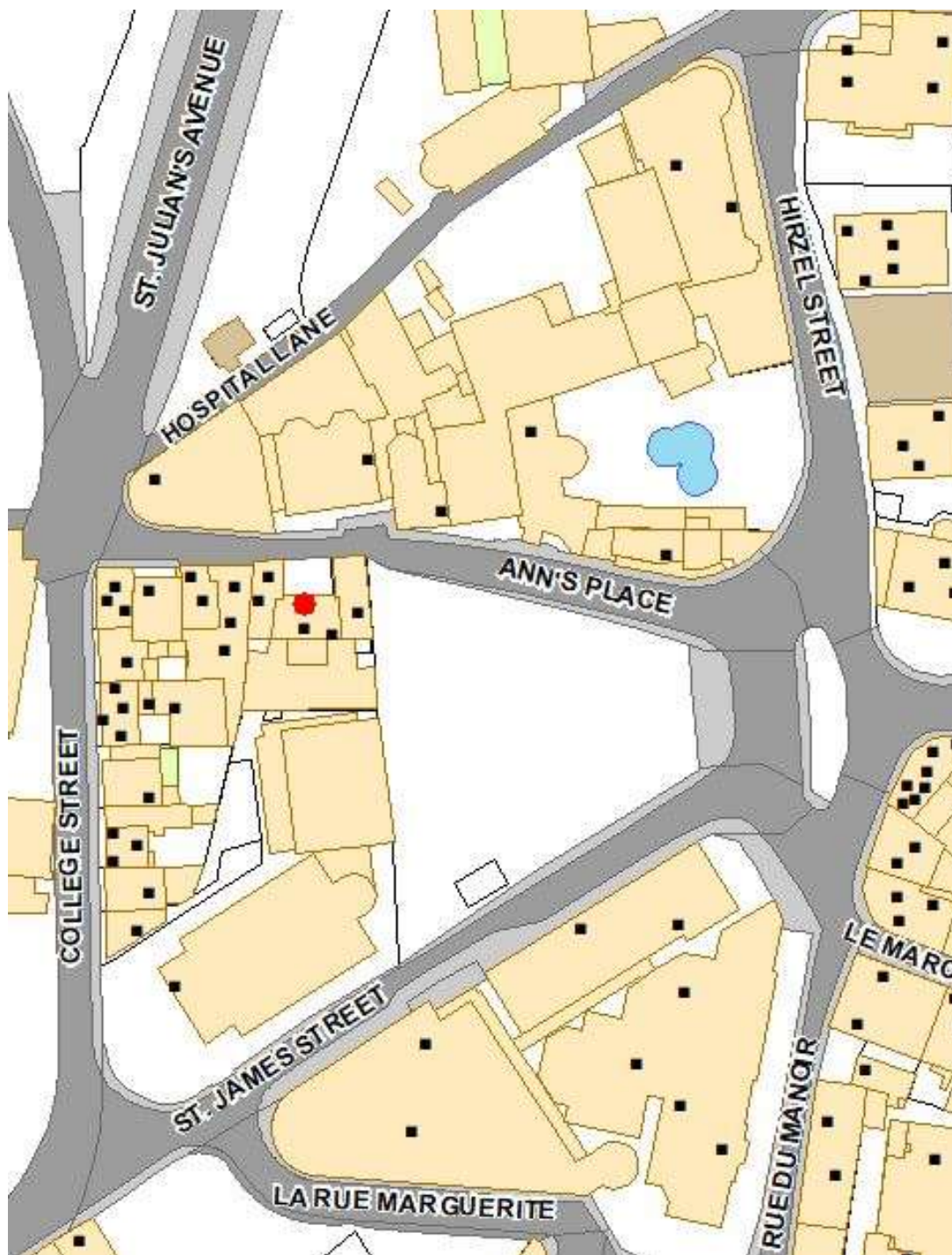
## LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting of this property.





## LOCATION MAP



## VIEWING

Strictly by appointment  
with the Lessor's agent;

### D2 REAL ESTATE

Estate House  
Ann's Place  
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### CONTACT

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