

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

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## PECTOR CYPENIER DE CO

### OFFICES TO LET

NET
INTERNAL
AREA
241 –
907sq.ft.

Prices from £13,721pa

MODERN SERVICED OFFICES

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### Office Address

D2 Real Estate (Guernsey) Ltd, Estate House, Ann's Place Guernsey, GY1 2NU







### 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

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



### **AVAILABILITY**

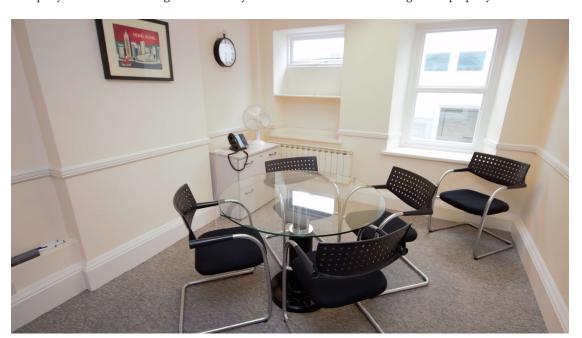
For more details on the availability of units please contact Matt Birch on 01481 722151.

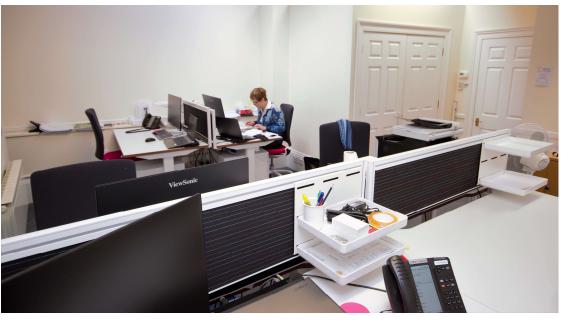
### **LEASE TERMS**

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.





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### **VIEWING**

Strictly by appointment with the Lessor's agent;

### D2 REAL ESTATE

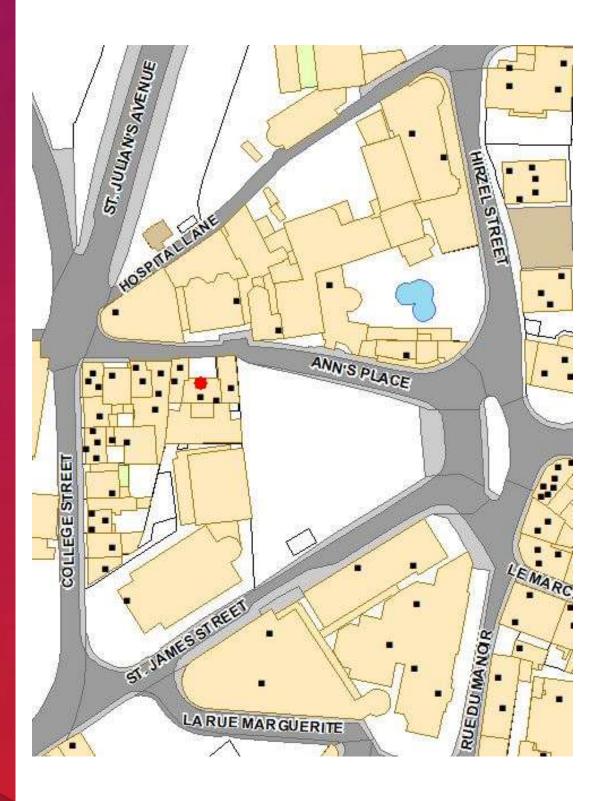
Estate House Ann's Place St Peter Port Guernsey GY1 2NU

CONTACT Matt Birch

**TELEPHONE** 01481 722151

EMAIL matt.birch@d2re.co.uk

### **LOCATION MAP**



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