

OFFICE

TO LET

NET

**INTERNAL** 

AREA

1511 SQ.FT.

MODERN ACCOMODATION

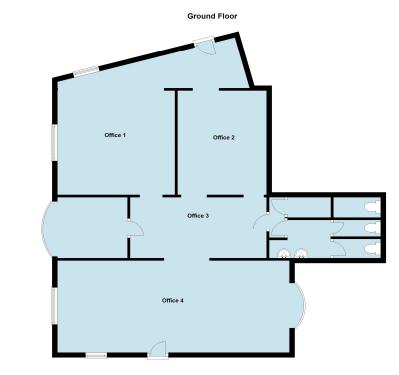
RENT

£35,000

per annum

# Ground floor offices, 5 St James Street, St Peter Port, Guernsey





T +44 (0) 1481 722151 E info@d2re.co.uk W www.d2re.co.uk

Office Address D2 Real Estate (Guernsey) Ltd, Estate House, Ann's Place Guernsey, GY1 2NU Company number: 64825



Regulated by RICS



#### LOCATION

The property is located a short distance south-west of the centre of St Peter Port and is within easy walking distance of the Royal Court Buildings and the shops and restaurants of St Peter Port. The property makes the corner of College Street and St James Street and is close to well established businesses such as Swoffers, the Old Government House Hotel, Generali and EFG. Aside of the parking available on site, there is also good additional rented parking in the vicinity and public zoned parking at the Odeon Car Park.

#### DESCRIPTION

The premises comprise 1,511 sq ft of office space located on the ground floor of this historic building which has been beautifully renovated to produce a clean, light working environment. The premises include an entrance hall, a number of meeting rooms, a large open plan office, kitchenette and a dedicated computer room.

The suite is very nicely finished and has modern suspended ceilings with recessed fluorescent lighting and spotlights. Underfloor ducts have been laid to allow for cabling to be run in all of the offices. Up to six parking spaces are available at £200 per month per space.

#### AVAILABILITY

The property is available immediately.

#### LEASE TERMS

The property is available by way of a new flexible lease (minimum 6 years) based on Internal Repairing and Insuring terms.

#### LEGAL COSTS

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

### LOCATION MAP



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.

## VIEWING

Strictly by appointment with the Lessor's sole agent;

**D2 REAL ESTATE** Second Floor, Ann's Place, St Peter Port, Guernsey, GY1 2NU

CONTACT Matt Birch

TELEPHONE 01481 722151

EMAIL matt.birch@d2re.co.uk