

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



OFFICE
TO LET

NET
INTERNAL
AREA
1511 SQ.FT.

MODERN
ACCOMODATION

RENT
£35,000
per annum

Ground Floor



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BNP PARIBAS
REAL ESTATE

Regulated by RICS

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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



VIEWING

Strictly by appointment with the Lessor's sole agent;

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

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