

Bucktrout House, Gategny Esplanade, St Peter Port, Guernsey

**OFFICES
TO LET**

**NET
INTERNAL
AREA**
2,926 SQ.FT.

Suites
Available
From
650 sq. ft.
to
950 sq. ft.



- **Prominent office building**
- **Fantastic views across the QEII Marina**
- **Available as a whole or as individual suites**
- **Five secure parking spaces**

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Office Address

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An alliance member of
**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

Bucktrout House, Gategny Esplanade, St Peter Port, Guernsey, GY1 1WR.

LOCATION

Bucktrout House is located in Guernsey's prime office district. It is surrounded by Grade A office buildings including Gategny Court, Regency Court and Royal Bank Chambers. Gategny Esplanade is the main arterial route from St Peter Port to the North of the Island. The premises offer exceptional views of the QEII Marina and the islands of Herm and Sark. Surrounding occupiers include Collas Crill Investec, GFSC, KPMG, Butterfield, Deloitte, and IAG. Free public car parking is provided at Salerie corner or North Beach, both of which are a few minutes' walk away.

DESCRIPTION

The property comprises a four storey period building which has been refurbished to provide modern office accommodation. The premises are available as a whole or on a suite by suite basis and benefit from well fitted kitchen and WC facilities and up to five secure underground car parking spaces on site.

Internally, the property benefits from a modern Cat A specification including air conditioning, fully accessible raised flooring, suspended ceilings, recessed lighting and the specification is as one would expect for a property of this calibre.

ACCOMMODATION

The premises comprise approximately 2,926 sq. ft of accommodation which is arranged as follows:

GROUND FLOOR

SUITE 1 (EAST) 315 sq.ft

SUITE 2 (WEST) 334 sq.ft

Total 649 sq.ft

FIRST FLOOR

SUITE 3 (EAST) 495 sq.ft

SUITE 4 (WEST) 345 sq.ft

Total 840 sq.ft

SECOND FLOOR

SUITE 5 (EAST) 538 sq.ft

SUITE 6 (WEST) 409 sq.ft

Total 947 sq.ft

THIRD FLOOR

SUITE 7 (EAST) 490 sq.ft

Total 490 sq.ft

There are five car parking space which would be available if the building where let as a whole. If the building is let on a suite by suite basis car parking may be available by negotiation.

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AVAILABILITY

The property is available immediately.

LEASE TERMS

The premises are available as a whole or in part on a new FRI lease direct with the landlord.

RENT

Rent available on application.

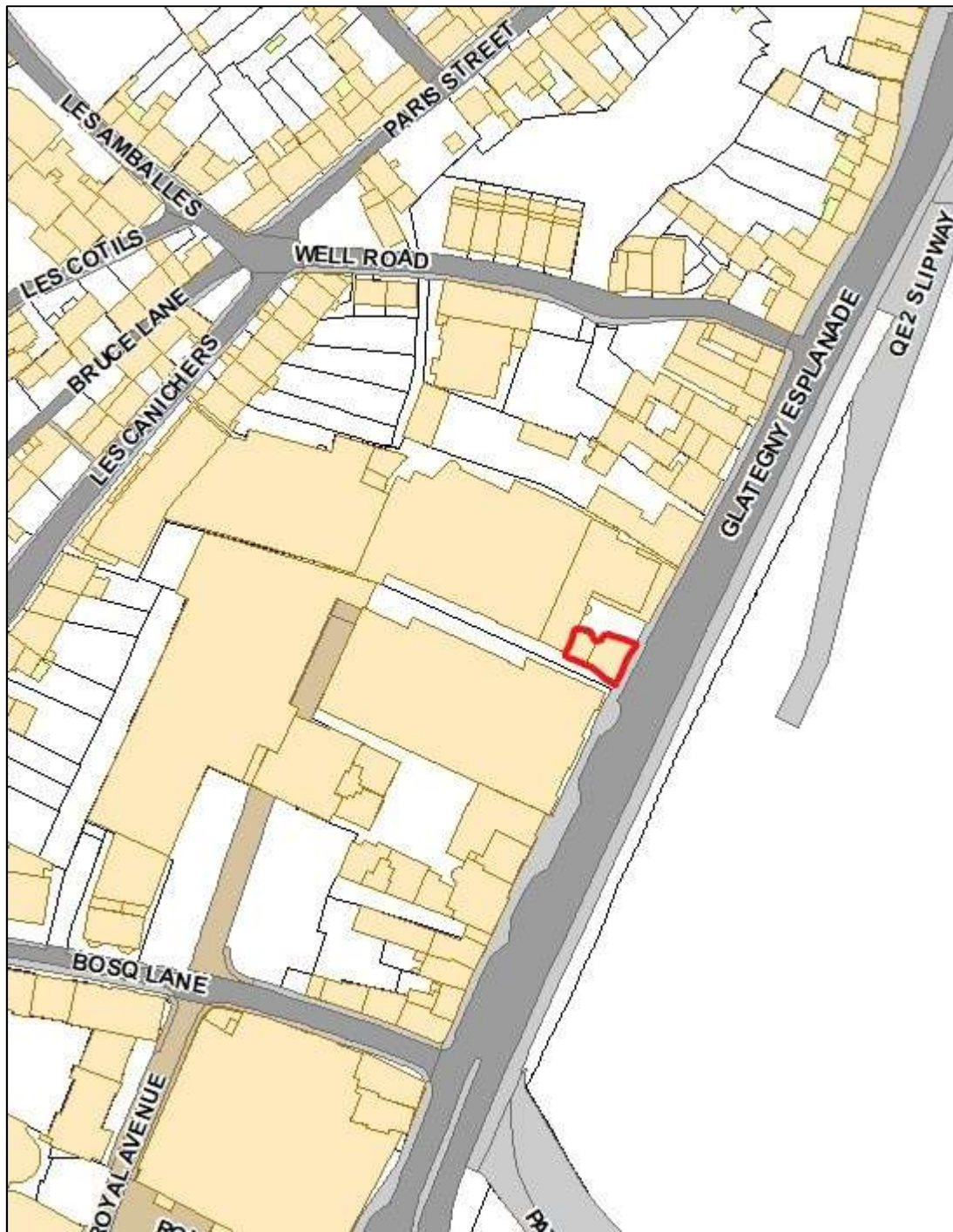
SERVICE CHARGE

A service charge is levied, details of which are available on application.

LEGAL COSTS

Each party to bear their own legal costs.

LOCATION MAP



VIEWING

Strictly by appointment
with joint - sole agents;

**D2 Real Estate
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