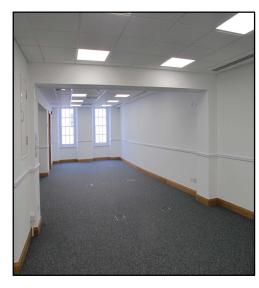


# First Floor Suite 2 Carinthia House, The Grange, St Peter Port









NET INTERNAL AREA 1,216 sq.ft

MODERN REFURBISHED ACCOMODATION

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Office Address

D2 Real Estate (Guernsey) Ltd, Suite 1, Carinthia House, 9 – 12 The Grange, St Peter Port, Guernsey, GY1 2QJ Company number: 64825





## First Floor Suite 2, Carinthia House, The Grange, St Peter Port





## **LOCATION**

Carinthia House is located on The Grange and makes the corner of The Grange and Havilland Street. Other businesses in the area include Healthspan, Opus and D2 Real Estate. It is in close proximity to the Royal court, law offices and the main business district. There is long term car parking available at the nearby Odeon car park, there is also the possibility of renting spaces nearby subject to availability.

## **DESCRIPTION**

The property was recently redecorated and refurbished to include new carpets, lighting and air-conditioning units. They have also been fitted with new kitchen and WC facilities.

# **ACCOMMODATION**

The office is circa 1,216 sq ft and comprises large open plan office space and separate meeting room with kitchen and WC facilities.

#### **AVAILABILITY**

The premises are available for immediate occupation.

#### **LEASE TERMS**

Available by way of a new lease direct with the Landlord – flexible terms.

#### RENTAL

Available on application.

#### **LEGAL COSTS**

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

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 Landlords' agent;

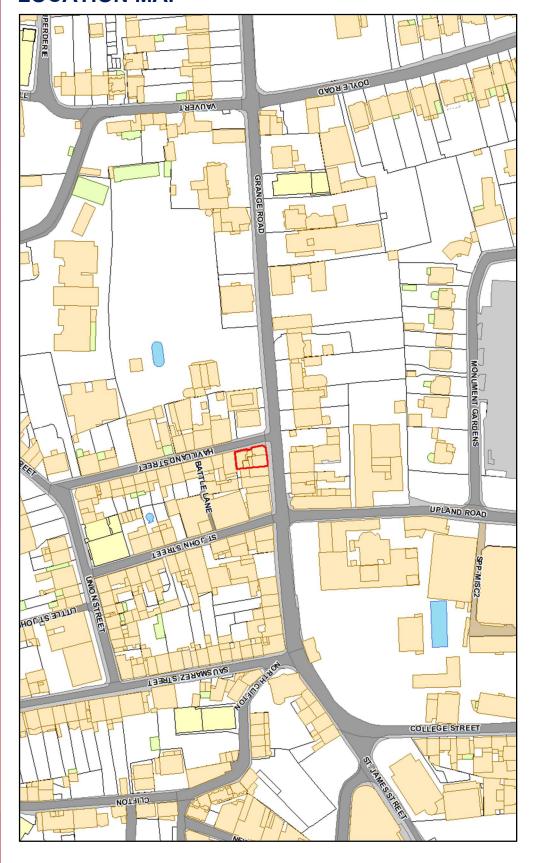
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Peter Port, Guernsey,
GY1 2QJ

CONTACT
Matt Birch MRICS

**TELEPHONE** 01481 722151

**EMAIL** nick.trower@d2re.co.uk

# **LOCATION MAP**



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