

3rd & 4th Floors,
Royal Bank Place,
St Peter Port, Guernsey



OFFICES
TO LET

NET
INTERNAL
AREA
6,234 –
6,423SQ.FT.

PRIME OFFICES

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

Regulated by RICS

3rd & 4th Floors, Royal Bank Place, St Peter Port, Guernsey

LOCATION

Royal Bank Place occupies an extremely prominent location in the heart of Guernsey's prime office centre of St. Peter Port. The Property's principal frontage is onto Glategny Esplanade providing panoramic and far reaching views over St. Peter Port harbour and Queen Elizabeth II Marina to Herm.

Nearby occupiers include The Royal Bank of Scotland International, PWC, Apax Partners, BNP Paribas, HSBC, Mourant Ozannes, Apex, Terra Firma and Ernst and Young.

The Property is in a 100% prime position and within walking distance of all of the shops and restaurants of St Peter Port.

DESCRIPTION

Royal Bank Place is a prominent office building with natural light on 3 elevations. The building benefits from a smart manned reception in an imposing lobby which then provides access to the upper floors via 3 passenger lifts and the main stairwell.

Internally the vacant floors are being completely refurbished to a high Cat-A specification and will benefit from the following features:

- Full raised access floor
- Suspended ceiling with new LED lighting
- New ceiling mounted fan coil units
- Male and female WC facilities
- External balcony and terrace areas.

The Property benefits from natural light on 3 elevations creating stunning panoramic sea views and an unrivalled outlook.

ACCOMMODATION

The 3rd and 4th floors provide 12,657 sq.ft of prime offices space with the following areas per floor:

3rd Floor: 6,234 sq.ft

4th Floor: 6,423 sq.ft

There are a total of 12 car parking spaces available with these split as 6 per floor.

AVAILABILITY

The premises are available as a whole or on a floor by floor basis for a Tenant's fit out from 1st January 2020.

RENTAL

Price on Application.

LEASE TERMS

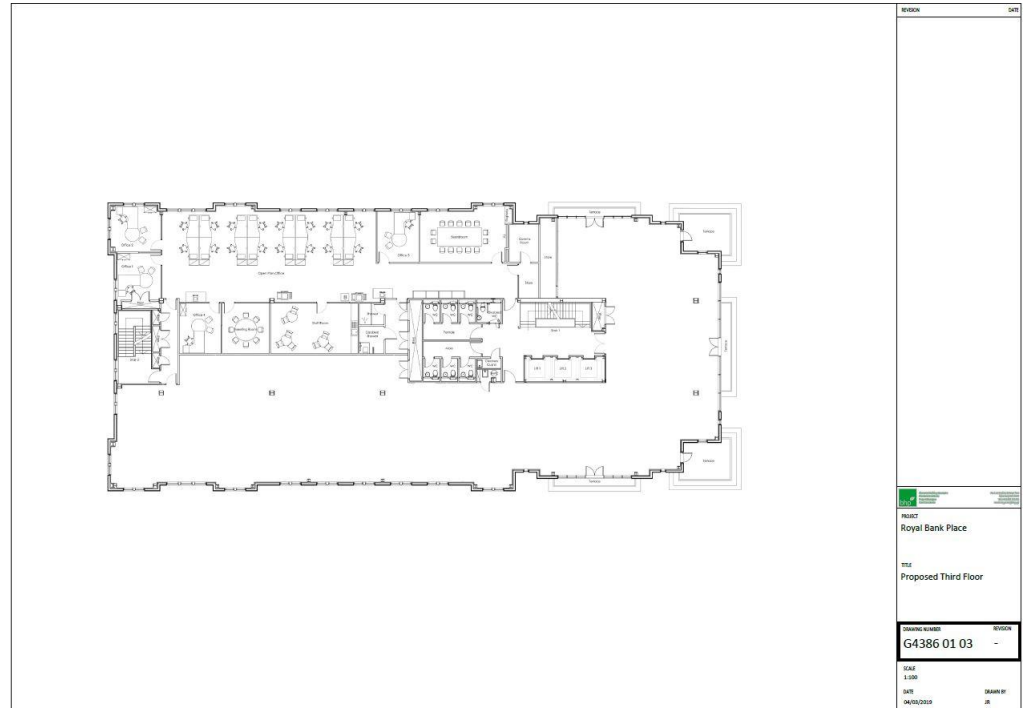
The offices area available by way of new effective full repairing and insuring leases.

LEGAL COSTS

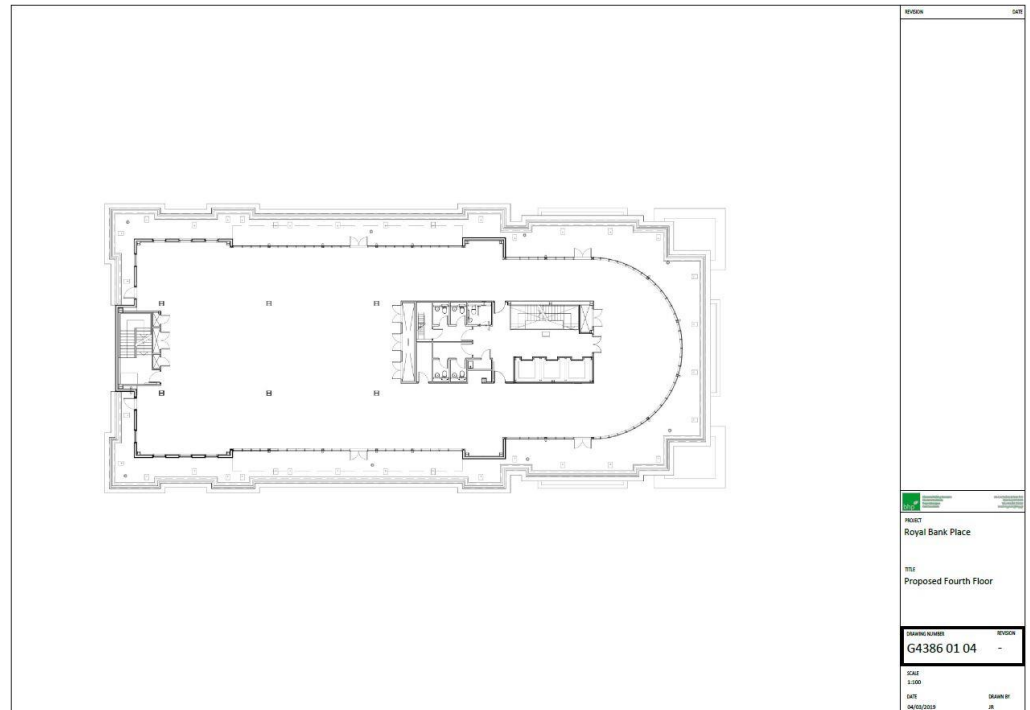
Each party to bear their own legal costs and any other cost incurred in the letting of this Property.

FLOOR PLANS

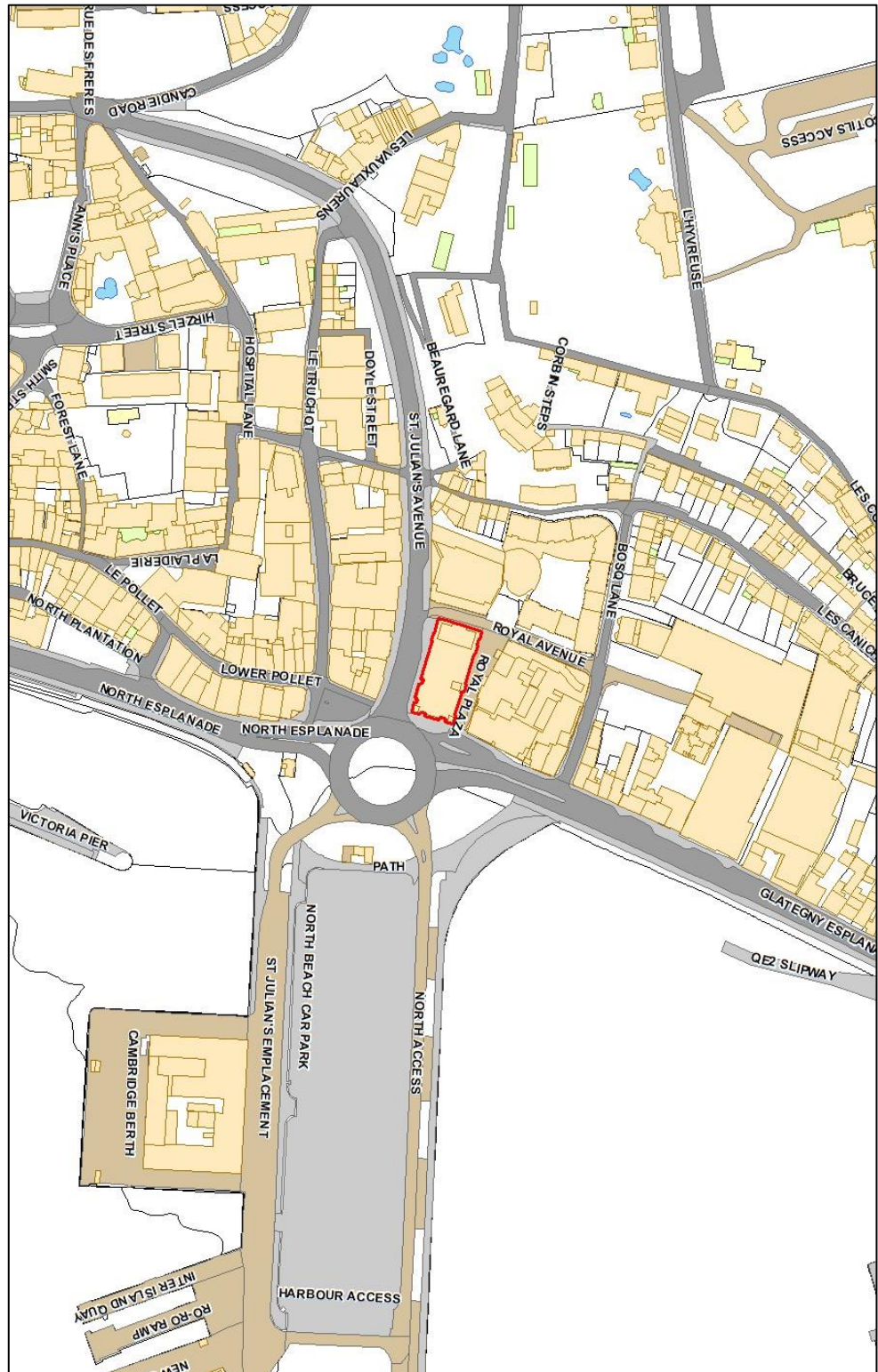
3rd Floor:



4th Floor:



LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's joint-
sole agent;

D2 REAL ESTATE

Estate House
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