

Part Ground & Part 1st Floors, Regency Court, St Peter Port, Guernsey

OFFICES
TO LET

NET
INTERNAL
AREA
5,726 –
7,076SQ.FT.

PRIME OFFICES



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An alliance member of
BNP PARIBAS
REAL ESTATE

Regulated by RICS

LOCATION

Regency Court 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 Gategny 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, Butterfield Bank, Deloitte, Schroders, 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

Regency Court is an imposing office building occupying a prominent position. The building benefits from a smart manned reception in grand lobby which then provides access to the upper floors via 2 passenger lifts and the main stairwell.

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

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

The Property benefits from great natural light which is accentuated by a central atrium and views over the Marina to the front of the building.

ACCOMMODATION

The Suites on the ground and 1st floors provide a total 12,802 sq.ft of prime offices space with the following areas per floor:

Part Ground Floor: 5,726 sq.ft

Part 1st Floor: 7,076 sq.ft

There are 22 unrestricted car parking spaces and 6 restricted car parking spaces available with the 1st floor and there are 4 unrestricted car parking spaces available with the ground 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

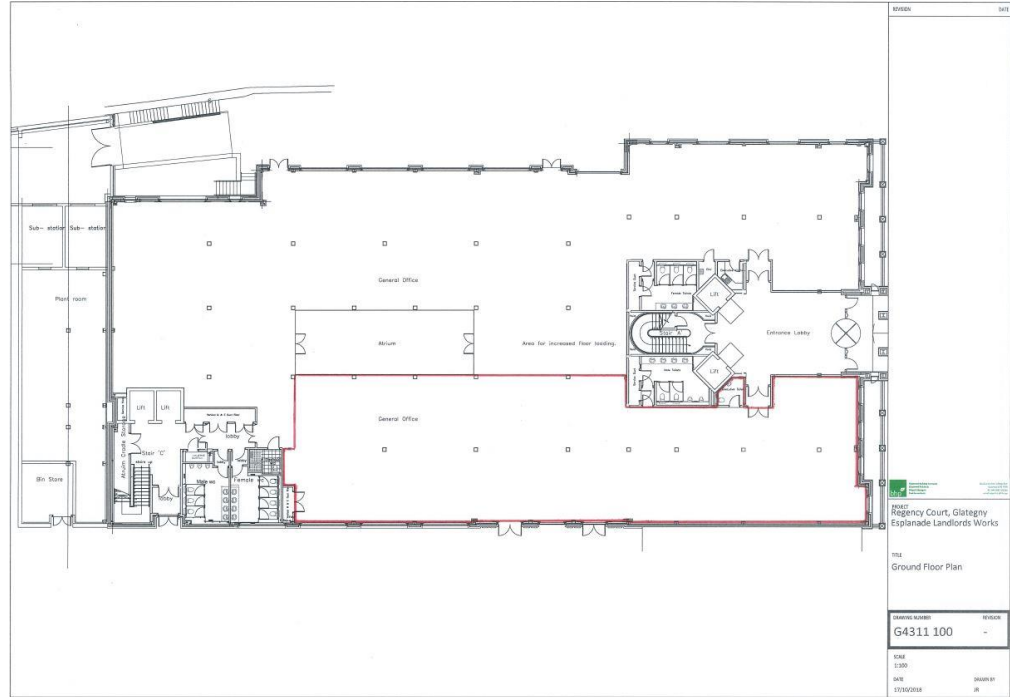
The offices area available by way of new effective full repairing and insuring leases.

LEGAL COSTS

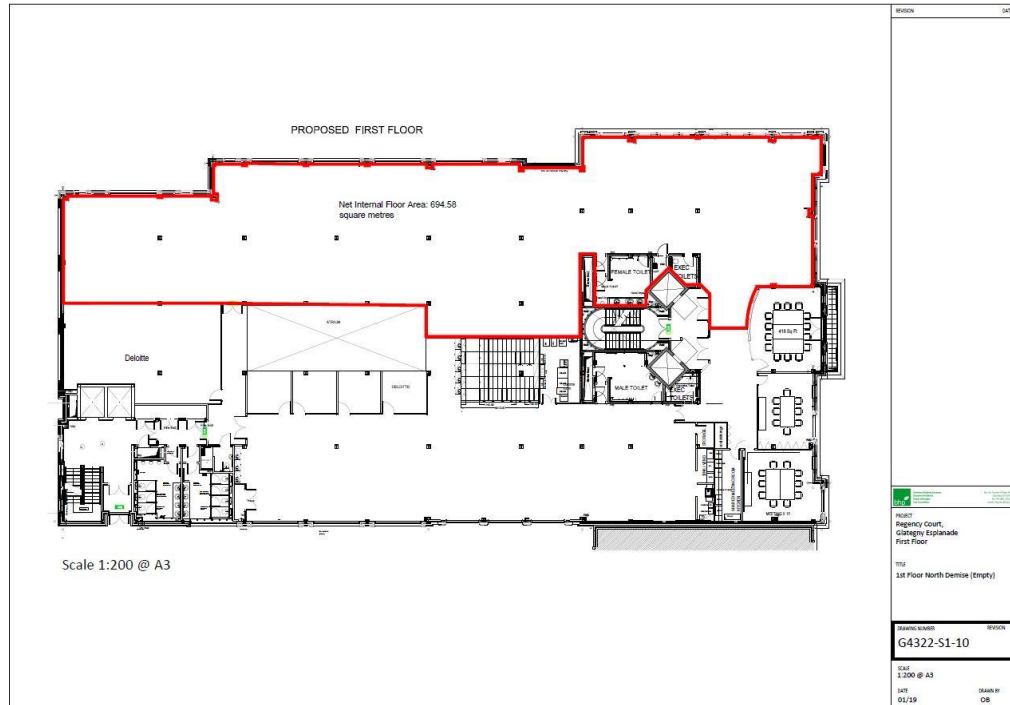
Each party to bear their own legal costs and any other cost incurred in the letting of this Property.

FLOOR PLANS

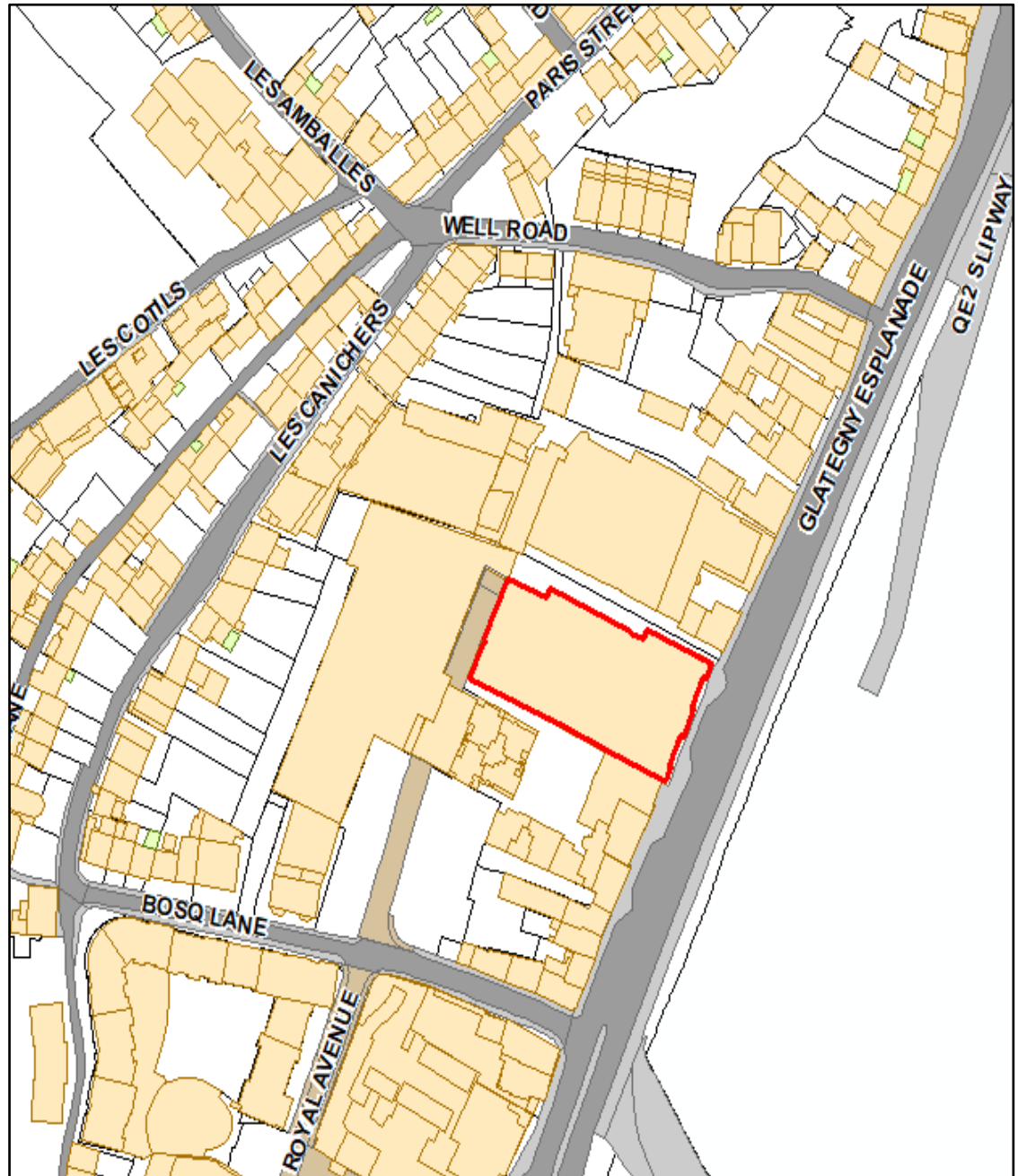
Part Ground Floor:



Part 1st Floor:



LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE

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