

# ROYAL BANK PLACE

ST PETER PORT | GUERNSEY | GY1 2HJ

**3<sup>RD</sup> OFFICES TO LET**

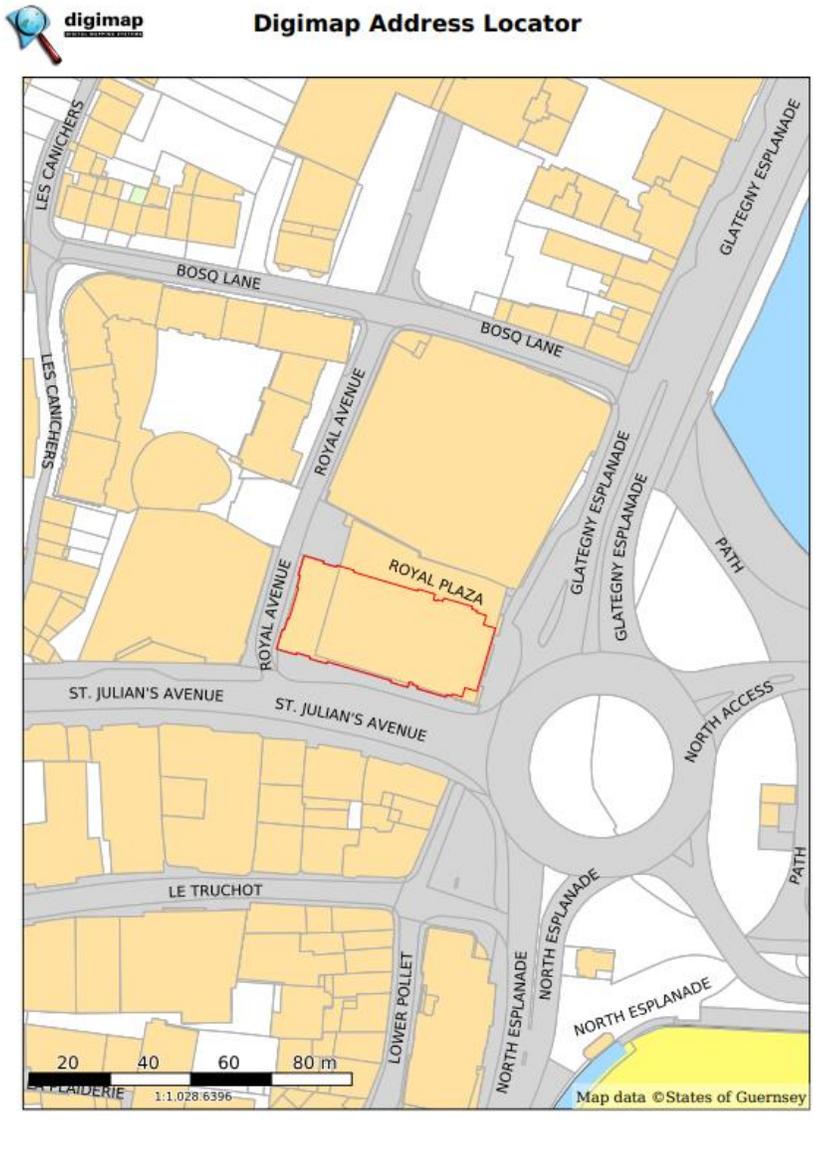
*Guernsey's Premium Grade A office accommodation*

**D2 REAL  
ESTATE**

## THE PREMIER OFFICE IN ST PETER PORT

- 6,234 sq ft of prime, Grade A 3<sup>rd</sup> floor office accommodation.
- Spectacular views over St Peter Port harbour and Queen Elizabeth II Marina to Herm and Sark.
- Strategically off Gategny Esplanade, positioned in the heart of St Peter Port's prime office core.
- Immediately available.
- Up to 6 car parking spaces available.





## LOCATION

Royal Bank Place occupies a prominent location in the heart of St Peter Port's prime office core. The Property fronts onto Glatigny Esplanade providing panoramic and far reaching views over St. Peter Port harbour and Queen Elizabeth II Marina to Herm and Sark.

The Property is a short walk from the main retail throughfare of the town centre as well as the public car parks of North Beach and Salerie Corner.

Other occupiers in the building include PwC, Royal Bank of Scotland International and Apax Partners. Occupiers within the immediate vicinity include EY, Terra Firma, HSBC, Investec, Butterfield Bank, Deloitte and KPMG to name a few.

## DESCRIPTION

Royal Bank Place is a prime, multi-let, office building offering a prestigious address in the centre of St Peter Port. The available premises is arranged over part of the 3<sup>rd</sup> floor of the building.

The office accommodation can be delivered to a full CAT A specification providing modern, open plan office accommodation fitted with suspended ceilings, LED lighting, ceiling mounted fan coil units and full raised access floors. The premises benefits from full height windows providing good levels of natural light throughout the accommodation.

The office accommodation benefits from one of the best views of any floorplate in Guernsey from the front elevation.



## AREAS

Floor	Sq Ft	Sq m	Status
Third	6,234	579.16	Available
<b>Total</b>	<b>6,234</b>	<b>579.16</b>	-

These net internal areas have been formally verified in accordance with the RICS Code of Measuring Practise

## AVAILABILITY

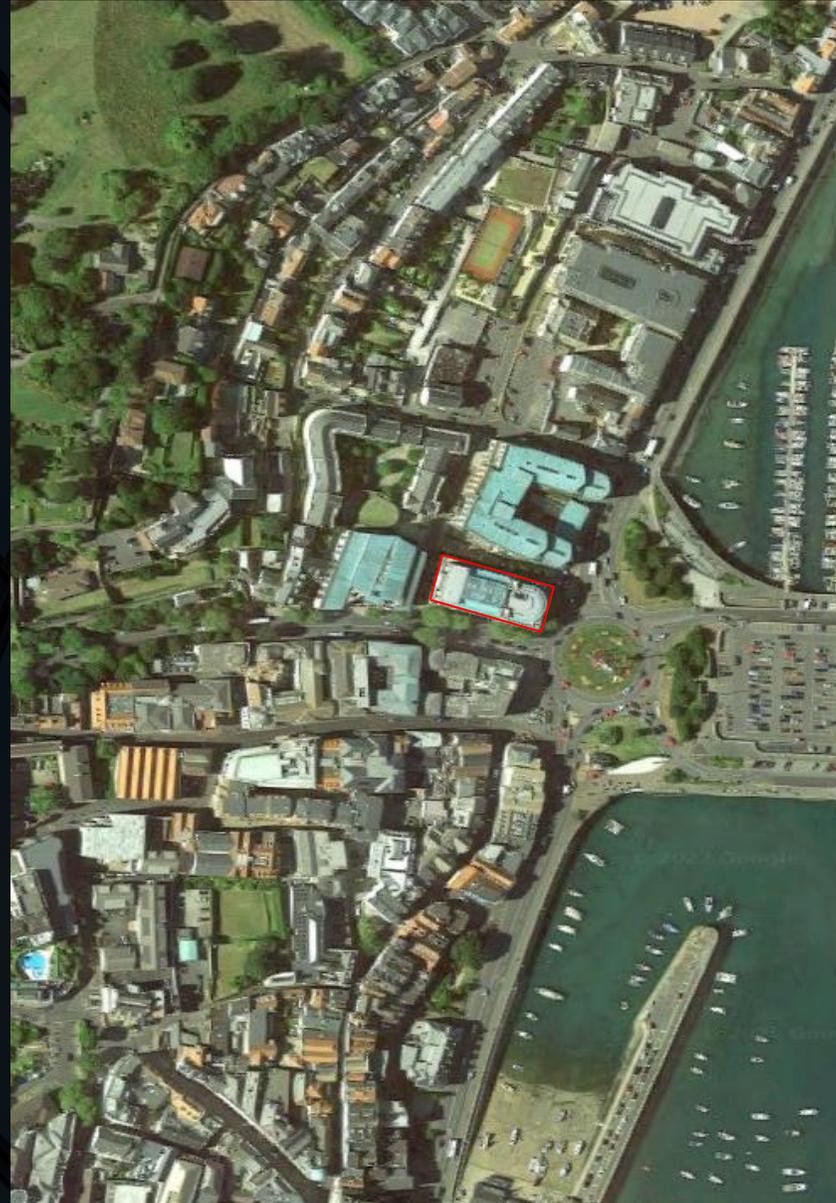
The Property is immediately available by way of a new lease, terms to be agreed.

Lease terms and quoting rent available upon application.

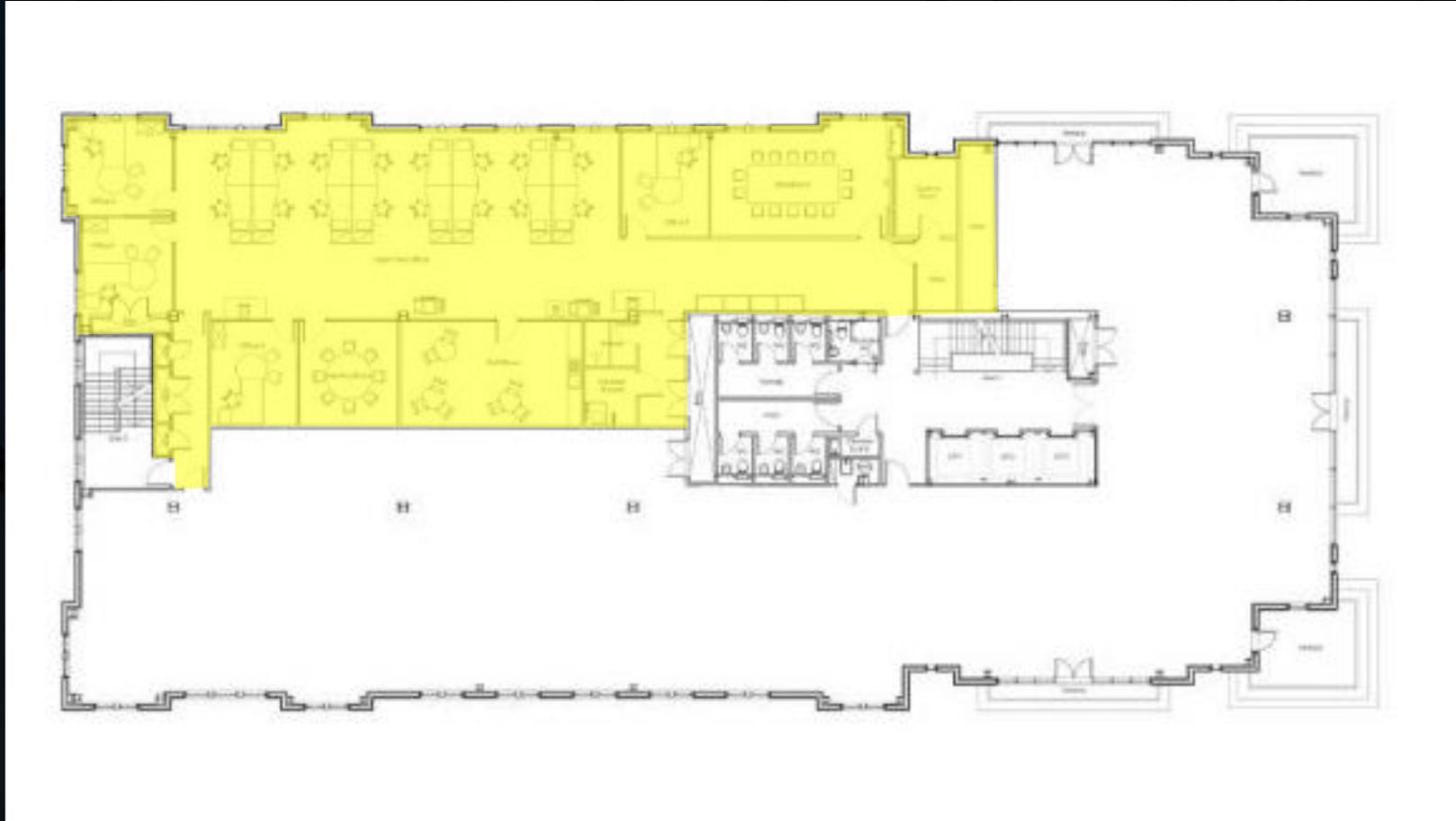
An incoming tenant will be responsible for the Service Charge, TRP and Parish Rates and any other associated occupational costs.

## LEGAL COSTS

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



# FLOOR PLAN



Leased Area



+44 (0) 1481 723 275

## VIEWING & FURTHER INFORMATION

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