

# 2 Le Marchant Street,St Peter Port, Guernsey, GY1 2JJ

## OFFICES TO LET

NET INTERNAL AREA 1,612 sq ft

> Town Centre Location

Ground & First Floor







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#### Office Address

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#### **LOCATION**

The property is located in Le Marchant Street, which is adjacent to Smith Street, a hub of retail and commercial activity which abuts the High Street. There are a number of high profile occupiers within the immediate vicinity, including Guernsey Post Office, Lloyds Bank and Generali as well as several well-known retail chains and restaurants.

There is good short-term parking nearby while the North Beach Car Park is just a few minutes' walk away.

The property also provides convenient access to The Royal Court, which is located just a few minutes' walk away.

#### **DESCRIPTION**

The property comprises 1,612 sq ft of office space, arranged over two floors, providing three separate open plan offices and a reception area. The three main offices areas benefit, air-conditioning and central heating. The main office on the first floor has dual aspect windows which provide good natural light.

WC facilities are provided on the first floor.

#### RENTAL

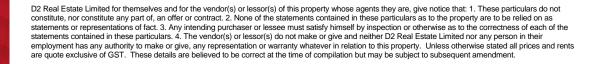
Rent on application.

#### **AVAILABILITY**

The property is available from September 2020 with flexible lease terms offered by negotiation.

#### **LEGAL COSTS**

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





### **VIEWING**

Strictly by appointment with the Lessor's agent:

#### **D2 REAL ESTATE**

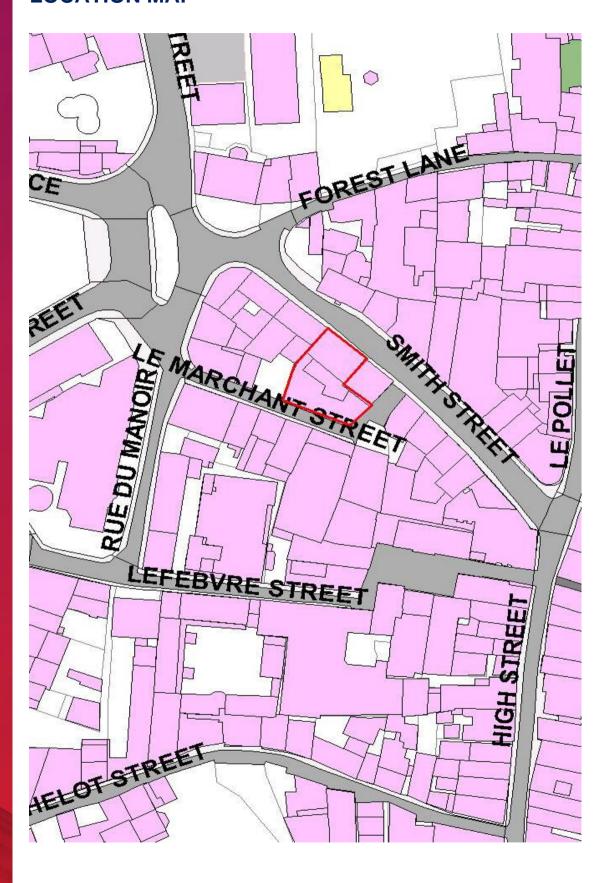
First Floor, Carinthia House, 9-12 The Grange, St Peter Port, Guernsey GY1 2QJ.

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#### **LOCATION MAP**



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