

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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Company number: 64825

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

Regulated by RICS

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

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.

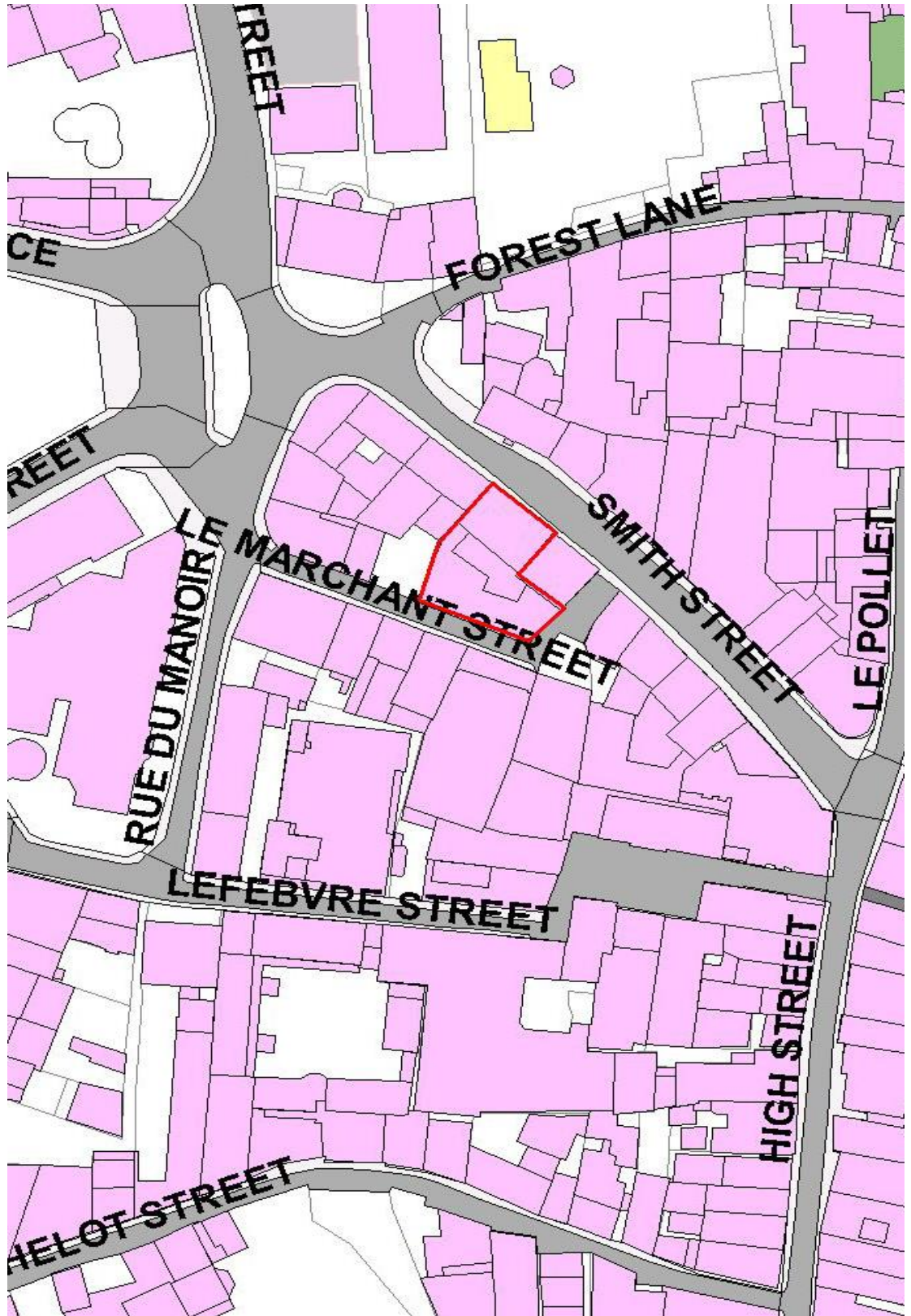
AVAILABILITY

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.

LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's agent:

D2 REAL ESTATE

First Floor, Carinthia
House, 9-12 The
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CONTACT

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