

TRAFALGAR COURT, ST PETER PORT

OFFICE SUITES AVAILABLE

- FLEXIBLE LEASE TERMS
- 'ALL-IN' MONTHLY RENT
- PRESTIGIOUS ADDRESS



www.d2re.co.uk





DESCRIPTION

Trafalgar Court occupies a prominent waterfront position with uninterrupted westerly views across Belle Greve Bay towards Herm and Sark. The building is situated at the gateway to admiral park.

The office suites are available within this prestigious headquarters office building.

The suites are available on an 'all-inclusive rate' and flexible lease terms.

Other occupiers in the building include Northern Trust and Aztec Group.

ACCOMMODATION

Floor	Sq Ft	Sq m
Third	186	17.3
Fourth	186	17.3

These net internal areas (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

SPECIFICATION & AMENITIES



Car parking spaces available



Sea Views



Excellent Natural Light



Located at Admiral Park
- Guernsey's prime office location



Suspended ceiling with
LED lighting



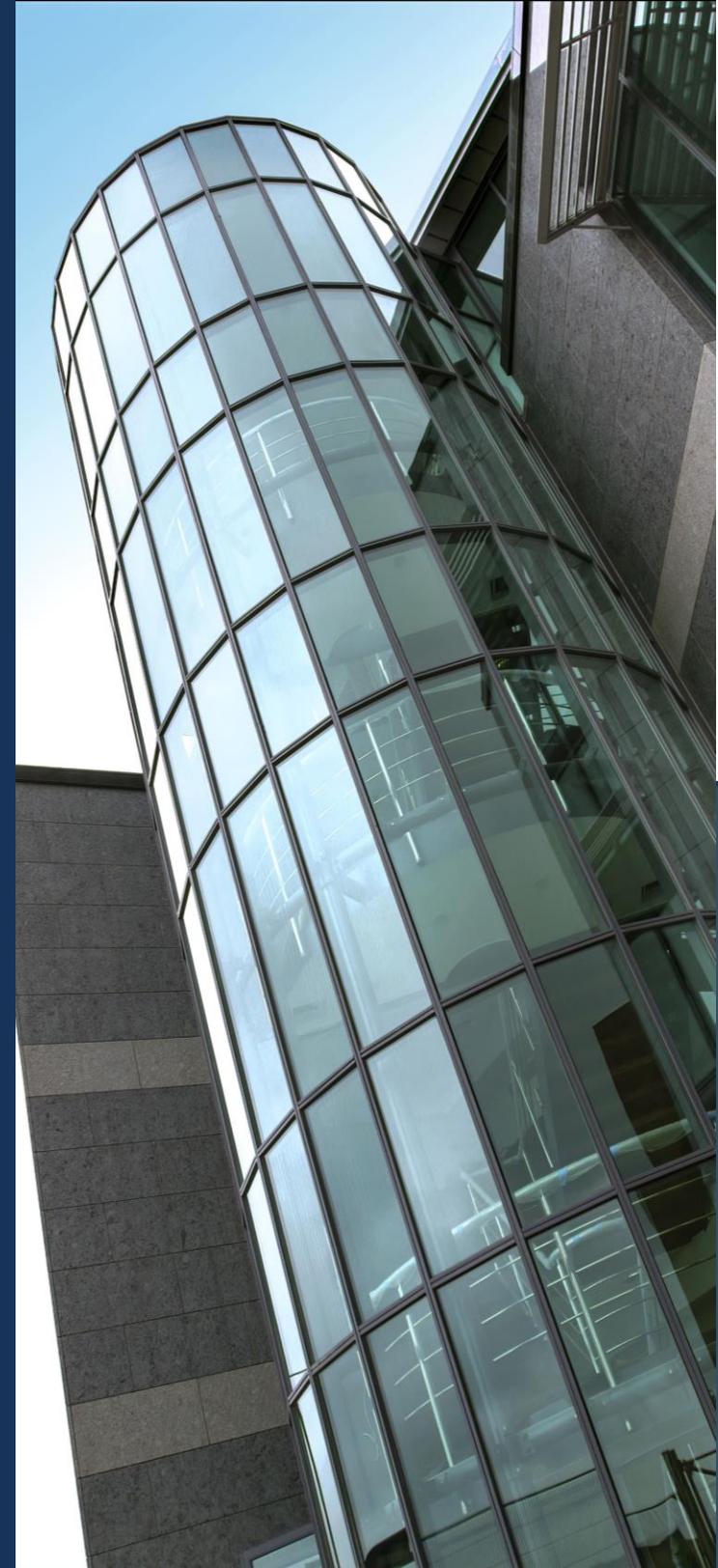
3 Communal Lifts



Air Conditioning System



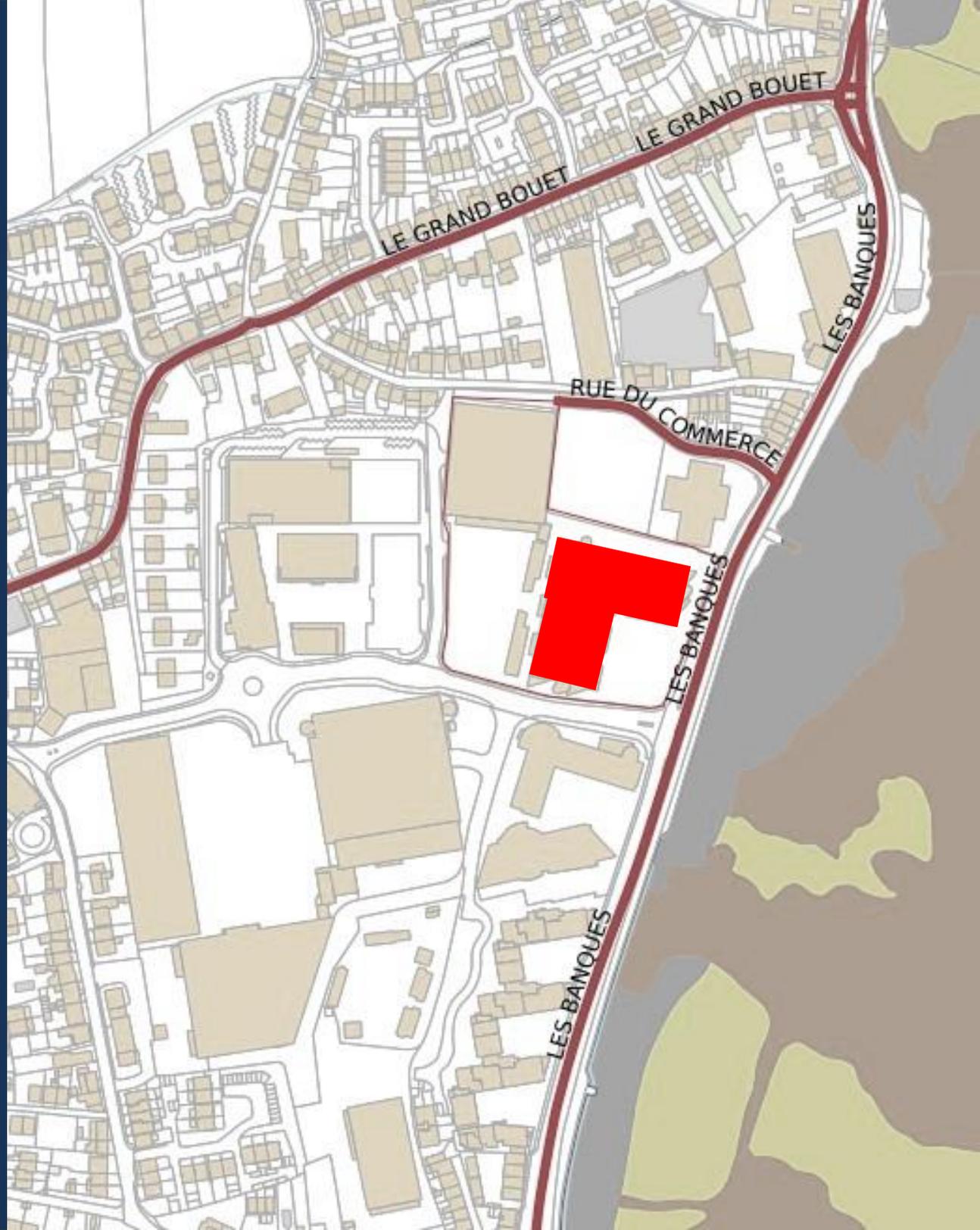
WCs on each floor



LOCATION

Trafalgar Court forms part of the Admiral Park mixed-use scheme and is Guernsey's premier business park, situated approximately 0.5 miles (1 km) or a 10-minute walk to the north of St Peter Port town centre along St George's Esplanade.

Vehicular access is provided via Elizabeth Avenue with the Buildings multi-storey car park located immediately to the rear.



 Premier Inn  2 minutes →

 Waitrose  2 minutes →

 Good Rebel  2 minutes →

 Town centre  10 minutes →

CONTACT DETAILS



Evan Whitson MRICS

Senior Surveyor
evan.whitson@d2re.co.uk
07797 724 043

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

AVAILABILITY

The Office Suites are immediately available by way of new flexible lease terms, on an all-inclusive rental package of £1,100 per month per suite.

The all-inclusive rental package includes rent, service charge, and the building insurance premium. The tenant will be responsible for all other occupational outgoings.

LEGAL COSTS

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

FURTHER INFORMATION

Further information on the property including floor plans and other associated information is available upon request.