

# TRAFALGAR COURT, ST PETER PORT

OFFICE SUITES AVAILABLE

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



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## 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.

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## 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.

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# 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.

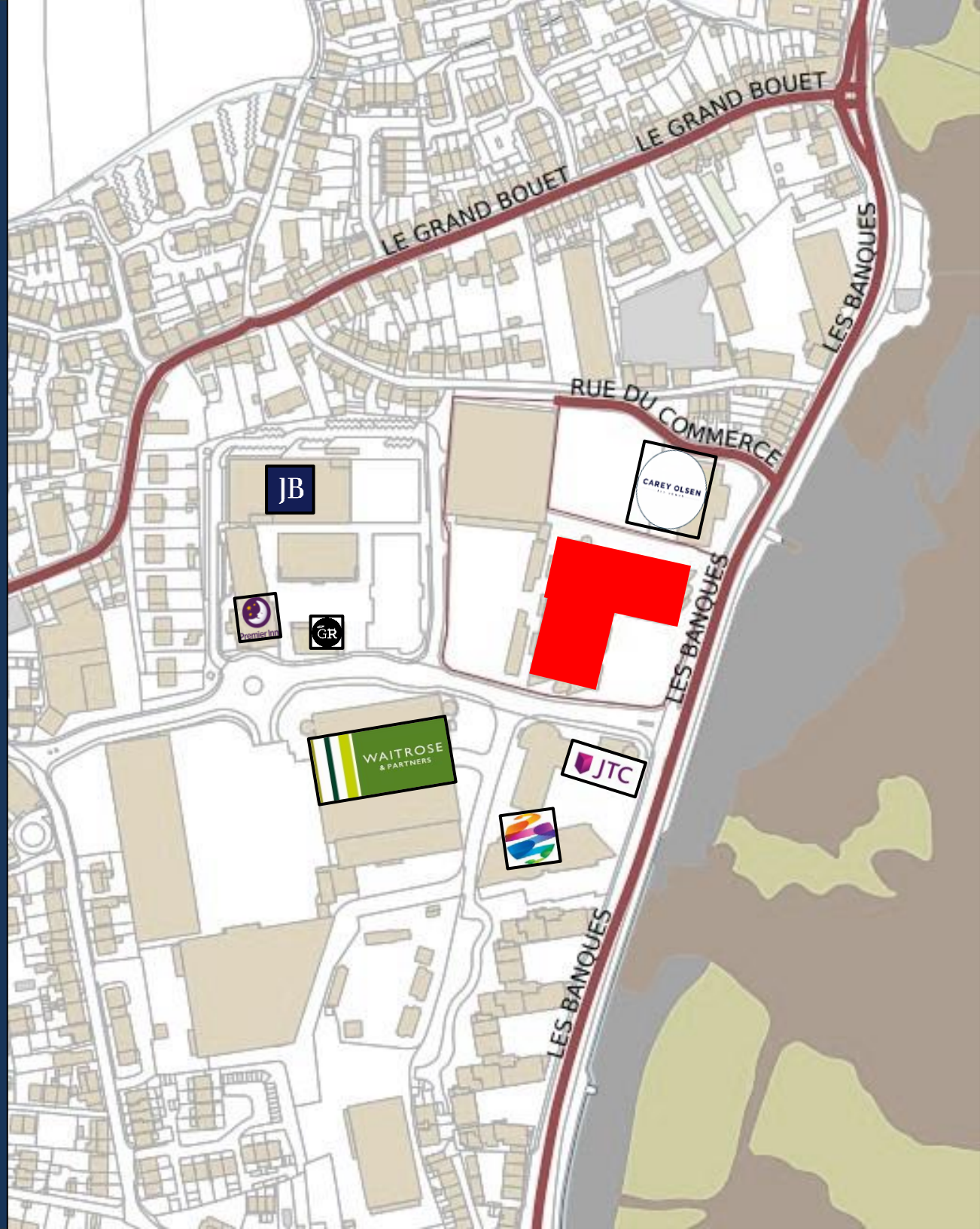
Vehicular access is provided via Elizabeth Avenue with the Buildings multi-storey car park located immediately to the rear.

 Premier Inn  2 minutes

 Waitrose  2 minutes

 Good Rebel  2 minutes

 Town centre  10 minutes



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## CONTACT DETAILS



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## AVAILABILITY

The Office Suites are immediately available by way of new flexible lease terms, on an all-inclusive rental package of £1,125 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.

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## LEGAL COSTS

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

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## FURTHER INFORMATION

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